



CLARENCE HOUSE

Richmond TW10



A LANDMARK RICHMOND RESIDENCE

Clarence House is an exceptional Grade II listed detached family residence extending to approximately 12,012 sq ft, further distinguished by its English Heritage Blue Plaque honouring Bernardo O'Higgins, the Liberator of Chile.

			EPC
9	6	6	TBC
			

Local Authority: London Borough of Richmond Upon Thames

Council Tax band: H

Tenure: Freehold

Guide price: £19,500,000



BEAUTIFULLY ARRANGED AND METICULOUSLY MAINTAINED

Beautifully arranged and meticulously maintained, this substantial home offers an outstanding blend of grand entertaining space, impressive leisure facilities and versatile family accommodation, complemented by a self-contained guest cottage, ancillary outbuildings and mature landscaped grounds.

The ground floor is centred around a series of elegant reception rooms, including a magnificent double reception room at the front of the house, a formal dining room, and an additional reception room with feature fireplace and sliding doors opening onto the beautifully landscaped gardens. Further accommodation includes a study, boot room, playroom and guest WC. At the heart of the home is a refurbished kitchen/breakfast room with direct access to the patio, complemented by a generous utility room with separate side access.









FEATURING HEATED SWIMMING POOL & WINE CELLAR

A particular highlight of the property is the superb 50 ft indoor heated swimming pool complex, seamlessly connected to the garden via sliding doors, creating a wonderful indoor-outdoor lifestyle experience. The lower ground floor further enhances the leisure offering, featuring a mirrored air-conditioned gymnasium, climate-controlled wine cellar, laundry room, and extensive plant and storage areas.

The first floor offers extensive bedroom accommodation, centred around an impressive principal suite complete with a dressing room, private reception room, luxurious en suite bathroom and air conditioning serving both the principal bedroom and its adjoining private reception room. Two further bedrooms, both with en suite bathrooms, complete this floor.

The top floor provides a number of additional bedrooms and bathrooms, offering flexible and comfortable accommodation for family members and guests alike. Also located on this floor is a kitchenette and an additional reception room featuring a built-in drop-down projector screen, projector and surround sound system, creating the ideal space for home cinema entertainment or informal family living.





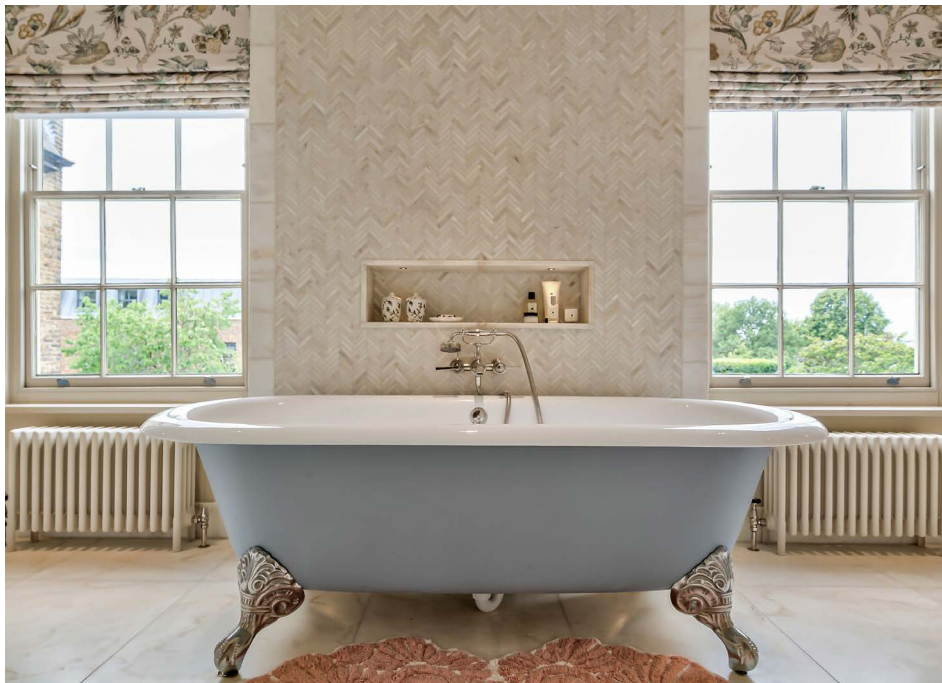


IMPRESSIVE PRINCIPAL SUITE WITH DRESSING ROOM

The landscaped grounds are a particular feature of Clarence House, providing a rare sense of space, privacy and tranquillity. Mature specimen trees, expansive lawns and thoughtfully designed terraces create an idyllic setting for family life and outdoor entertaining. Carefully curated by the current owners, the gardens complement the house beautifully, with a seamless transition from the principal reception rooms and swimming pool complex to the outdoor entertaining areas. A built-in irrigation system further enhances the grounds.

Further enhancing the property is a self-contained guest cottage comprising a reception room with kitchen, bedroom and shower room, ideal for visitors, staff accommodation or independent living.

The house benefits from a comprehensive Control4 smart home system, while air conditioning has been installed within the principal bedroom suite, including the bedroom and private reception room.



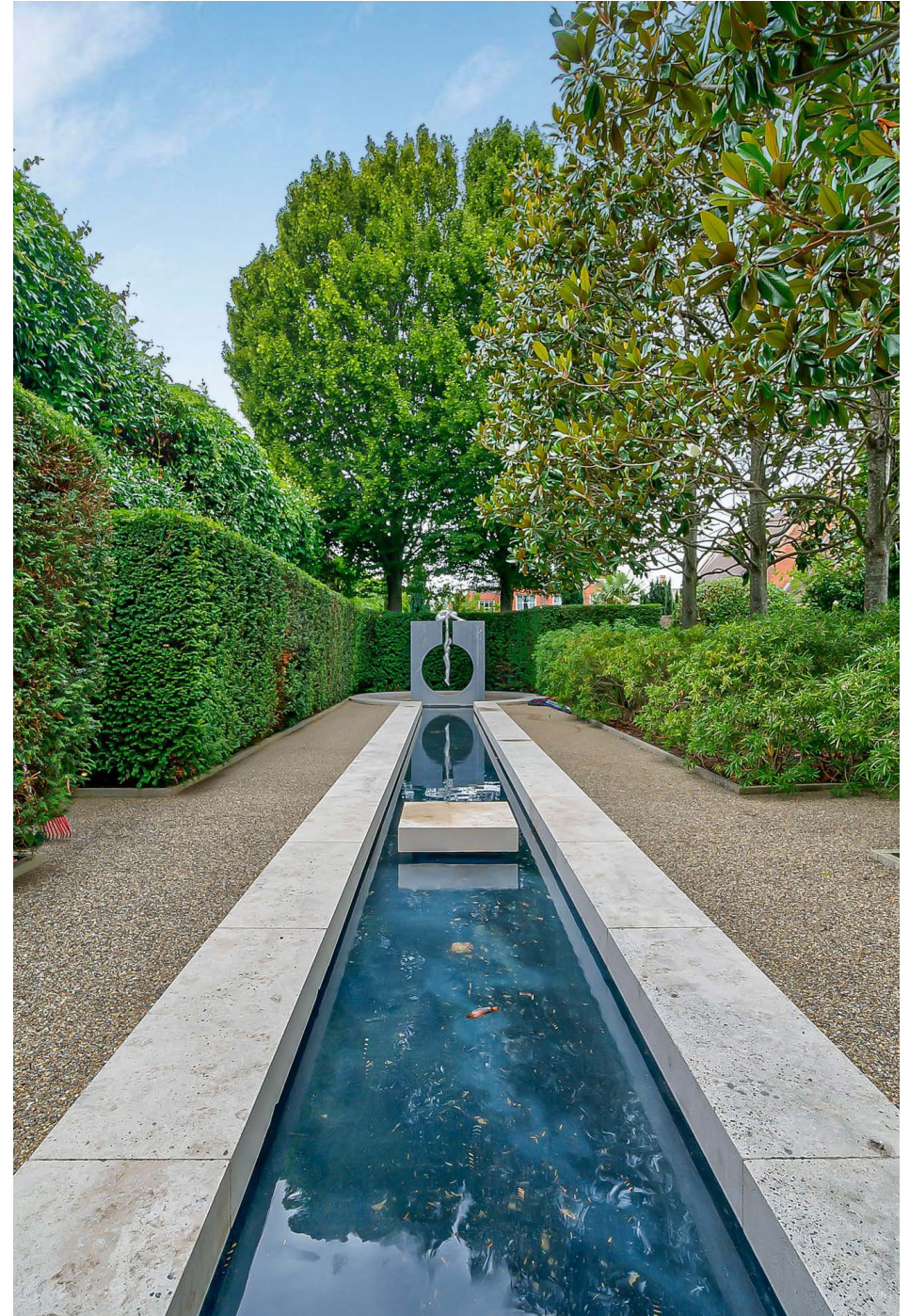




LOCATION

Clarence House enjoys a prestigious position on The Vineyard, one of Richmond's most historic and desirable roads, renowned for its handsome period architecture and peaceful residential character. Situated in the heart of Richmond, the property is ideally placed for easy access to the town centre, where an excellent selection of independent boutiques, popular restaurants, cafés and everyday amenities can be found.

The location benefits from exceptional transport connectivity, with Richmond Station being within close walking distance, providing District Line, London Overground and South Western Railway services, offering direct access to Central London, the City and beyond. An extensive local bus network further connects residents to neighbouring areas including Kew, Petersham, East Sheen and Twickenham.







Approximate Gross Internal Area = 1115.9 sq m / 12012 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



Luke Ellwood

020 8939 2801

luke.ellwood@knightfrank.com

Knight Frank Richmond

23 Hill Street

Richmond TW9 1SX

[knightfrank.co.uk](https://www.knightfrank.co.uk)

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