



STUD HOUSE

HAMPTON COURT





An impressive family estate in Hampton Court Palace

Stud House stands within the grounds of Hampton Court Palace, in Home Park beside the River Thames. Built in the early 18th century as the residence of the Master of the Horse, it has been in private hands since the Royal Stud left Hampton Court, and it is listed Grade II along with its former stables.

The garden was redesigned in its entirety by Mollie, Dowager Marchioness of Salisbury, the foremost historic garden designer of her generation, whose work also shaped the gardens at Hatfield and Highgrove. The interiors are the work of Patrick Kinmonth, with the antique dealer Edward Hurst.



8 Bedrooms



7 Reception Rooms



9 Bathrooms

EPC

Rating TBC





Main House

- Grand reception hall
- Drawing room
- Library
- Dining room
- Morning room
- Study
- Conservatory
- Reading Room
- TV Room
- Principal bedroom suite with bathroom
- Seven further bedrooms
- Seven further bathrooms and shower rooms
- Two treatment rooms

- Breakfast room
- Kitchen
- Pantry
- Laundry Room
- Staff Bedroom
- Three cloakrooms
- Wine room and two wine cellars
- Store room

Coach House

- Gym with sauna and ice bath
- Games room
- Extensive garaging
- Store room
- Cloakroom

Annexe

- Greenhouse
- Workshop
- Reception room / kitchen
- Cloakroom
- Studio with en-suite shower room
- Cloakroom
- Laundry room
- Office

Outbuildings

- Greenhouse
- Garden study
- Garden store
- Security office with bedroom and shower room



Terms

Guide Price
£25,000,000

Tenure

Main House: Leasehold, approximately 128 years remaining.

Ancillary Accommodation: The vegetable garden, orchard and associated buildings are subject to separate lease arrangements with this lease expiring in December 2037

Service Charge
£300 per annum

Local Authority
Richmond Upon Thames

Council Tax
Band H







Historical Note

Stud House is inextricably linked to Hampton Court Palace and, through its long royal association, shares much of the same history.

Hampton Court

The site of Hampton Court dates back to the early 13th century, when the manor was held by the Knights Hospitaller of St John. The palace as it stands today was begun by Cardinal Wolsey in the early 16th century, on the site of the old court house the order had occupied. Over the following decade Wolsey entertained his sovereign and the ambassadors of foreign powers on a scale never before attempted, even by the King himself, and the splendour of that hospitality was perhaps his undoing, for it is said that Henry VIII envied both its richness and its ambition.

Wolsey formally presented Hampton Court to the King in 1525, though he continued to live

there and to embellish it. Following his fall from favour, the King took full possession and set about enlarging and improving the palace to accommodate a court that ran to more than a thousand people. Hampton Court remained a royal residence into the Georgian period, the court leaving for the last time in 1737.

The building as it stands today contains more than a thousand rooms and covers some six acres, with formal gardens extending to a further sixty. Over the centuries the palace and its adjacent park have been walked and ridden over by sovereigns and nobility whose lives form part of the rich tapestry of English history.

Stud House

The first mention of a stud house on the site comes in the survey of 1653, made by the Parliamentary Commissioners when the palace was offered for sale. Home Park then extended to some 353 acres. Palace and park were shortly afterwards settled on Oliver Cromwell as Lord Protector.

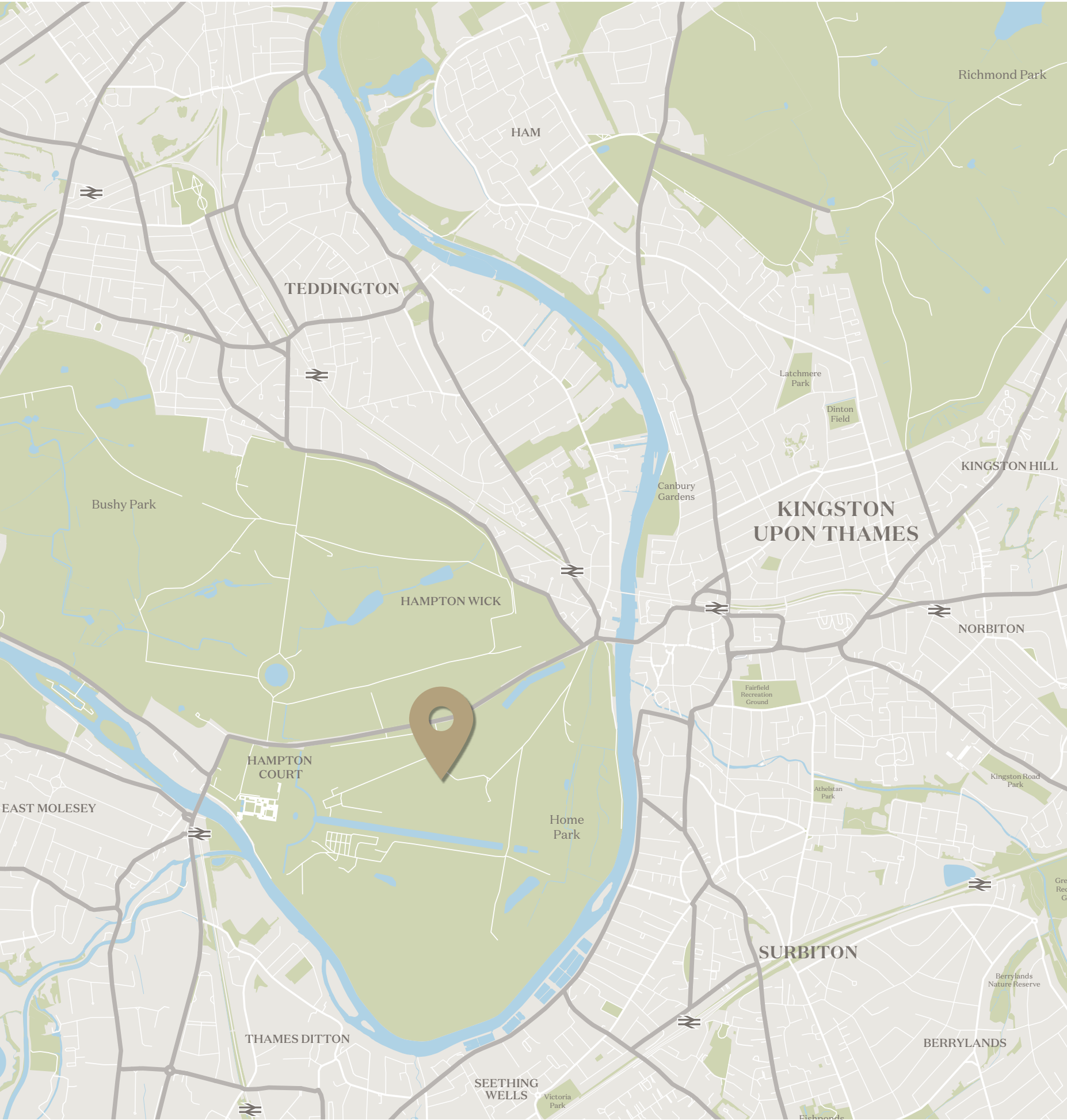
Stud House itself stands a thousand yards east of the palace, and its original purpose was to serve as the official residence of the Master of the Horse, the officer of the royal household responsible for the sovereign's stables and ceremonial horses. The Royal Commission on Historical Monuments gives its date as the early 18th century, although it was extensively altered and added to in 1817 and 1818. The original build can still be read on the garden front facing south, and the stables, lying to the east of the house, were built in the late 17th to early 18th century.

A stud already existed here in the reigns of William III and Queen Anne, but it was under George IV that the Royal Stud was enlarged and improved. In 1812, as Prince Regent, he established a stud to breed riding horses of pure blood, all of which were intended to be greys. On his accession in 1820, Stud House passed to the Duke of York, and on the Duke's death in 1827 the King resumed possession, this time for the breeding of racehorses. William IV maintained the racing tradition until his death in 1837, when the entire stud went under the hammer. Breeding returned to the paddocks under Queen Victoria and continued until 1894, when the Royal Stud moved to Sandringham. The house and its former stables are each listed Grade II, and Stud House has since been home to a succession of distinguished occupants, remaining a private residence to this day.

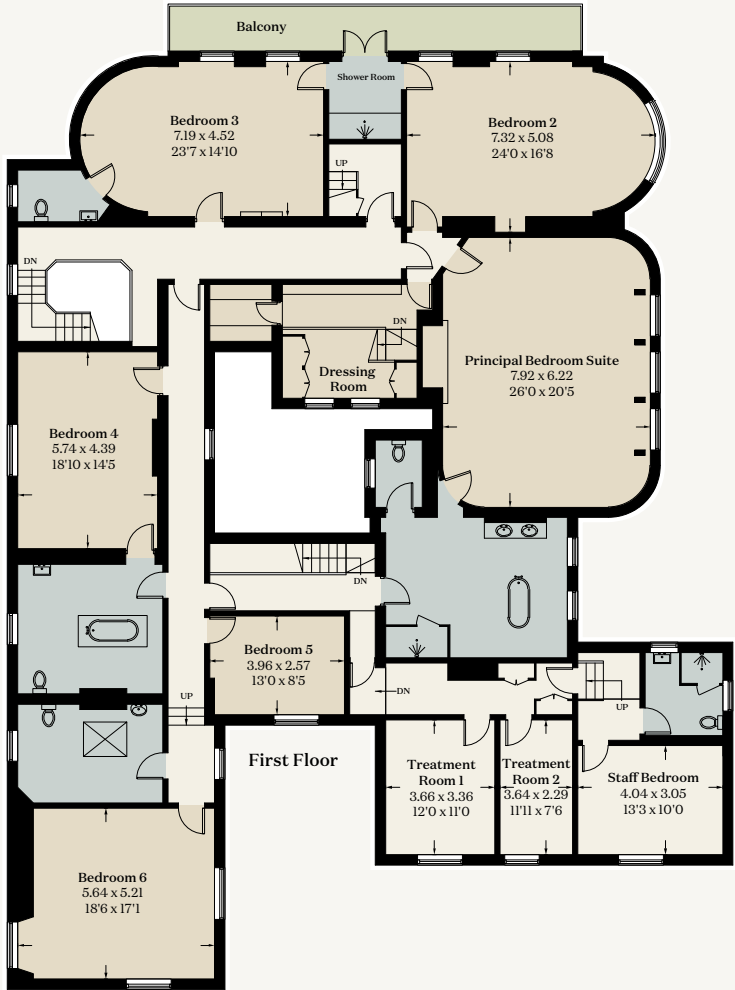


Location

The property is discreetly positioned in a highly sought-after enclave, surrounded by mature woodland and landscaped grounds, offering both tranquillity and security. Despite its secluded setting, the home is ideally located for swift connections to central London and international airports, with the A3 approximately 5 miles away and London Heathrow Airport within 10 miles. Excellent independent and international schools are nearby, as well as renowned golf courses, health clubs, and country walks.



Main House



Approximate Gross Internal Area
1,165.9 sq m / 12,550 sq ft

Outbuildings
53.6 sq m / 577 sq ft

Security Office
28.3 sq m / 305 sq ft

Out House
348.1 sq m / 3,747 sq ft

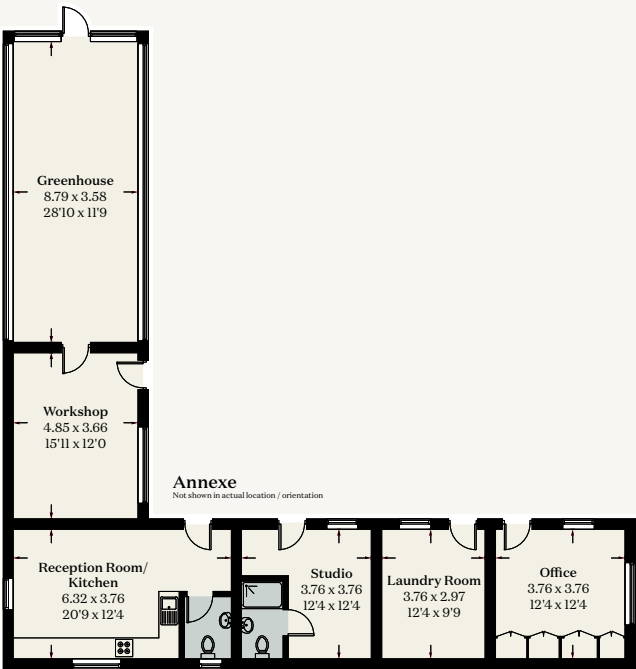
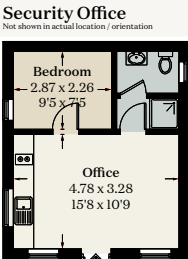
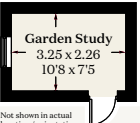
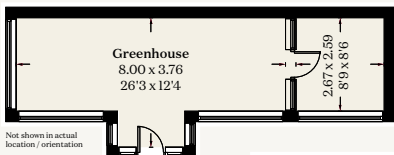
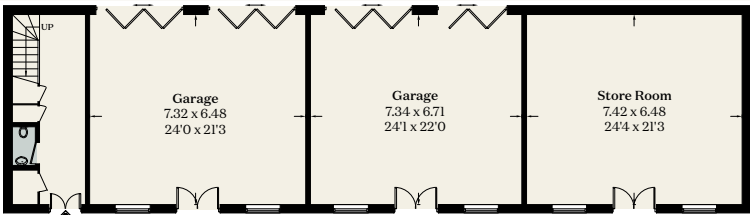
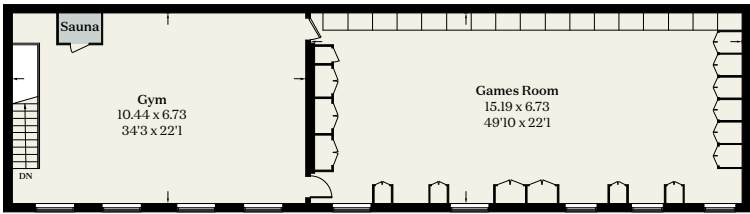
Annexe
121.7 sq m / 1,310 sq ft

Total
1,717.6 sq m / 18,489 sq ft

= Reduced headroom

Measured in accordance with RICS Code of Measuring Practice. To be used for identification and guidance purposes only. 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. This plan was supplied to The Brochury by Knight Frank

Ancillary Accommodation





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