



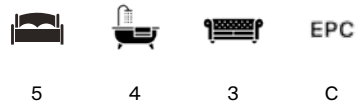
BAINBRIDGE CLOSE, HAM COMMON

Richmond TW10



BEAUTIFULLY PRESENTED DETACHED HOME

A beautifully presented detached home, superbly situated to offer privacy, comfort, and easy access to Richmond's renowned green spaces.



Local Authority: London Borough of Kingston Upon Thames

Council Tax band: H

Tenure: Freehold

Guide price: £2,400,000



OFFERS GENEROUS AND VERSATILE ACCOMMODATION

Set within a quiet and highly sought-after private road off Ham Common, this recently refurbished and substantial five bedroom, four bathroom detached family home offers generous and versatile accommodation, complemented by beautifully landscaped front and rear gardens and a large detached double garage and off street parking for four/five cars. This beautifully presented home provides well-balanced living and entertaining space, ideally suited to modern family life. The ground floor features elegant reception rooms with solid oak flooring, while the kitchen, family room and orangery are finished in limestone with underfloor heating. The walnut kitchen includes a Lacanche Range Cooker and fitted Miele appliances, and a separate utility room adds welcome practicality. The stunning orangery by Glasshouses forms a superb focal point, offering an exceptional space for dining or relaxation with delightful views over the garden.







FEATURING FIVE WELL PROPORTIONED BEDROOMS

Upstairs, the house offers five well-proportioned bedrooms, including a principal suite, along with three beautifully appointed bathrooms featuring Lefroy Brooks fittings, underfloor heating, and a classic roll-top bath, providing both luxury and comfort. Each room is thoughtfully arranged, offering flexibility for home working or additional leisure space if required.

Externally, the property is equally impressive. The landscaped rear garden provides a private and tranquil setting, ideal for outdoor dining and summer entertaining, with York stone paving extending across all patios and pathways. The front garden further enhances the home's excellent kerb appeal. A double detached garage provides excellent storage space, alongside a large driveway offering ample parking for multiple vehicles.

*Please note that the street view does not show the correct location as there is not one available for this property address. Please refer to the map for the correct location.





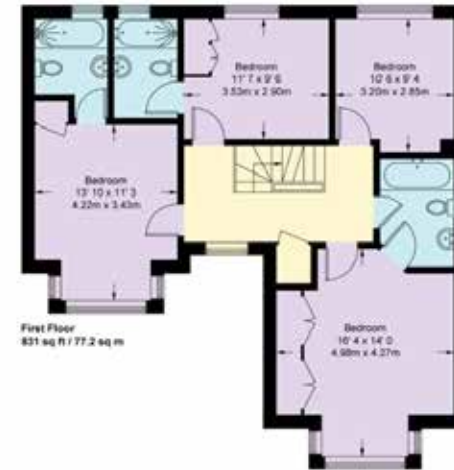
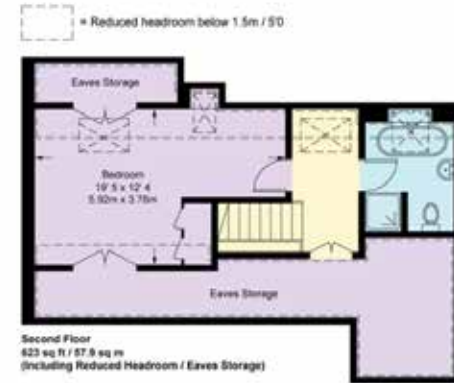


LOCATION

Bainbridge Close is located in an exclusive location off Ham Common and is conveniently located for Ham Gate giving direct access to Richmond Park at the end of Church Road via Ham Gate. Ham Common is equidistant in the other direction which in turn leads on to Ham House and Garden (National Trust) and the River Thames; all very accessible on foot as well as Ham Parade, where there is a monthly farmers market, and the local amenities. Local schools nearby with an excellent reputation and are considered amongst the best in the country, including Tiffin Girl's School (0.32 miles), Kingston Academy (0.4m), Fern Hill Primary School (0.45m), and The German School (1.16m). There are several bus links nearby within walking distance via Anne Boleyn Walk and with easy access to mainline stations at Richmond, Kingston and Norbiton. Other area attractions are Ham Polo Club, Richmond Golf Club and Petersham Nurseries.







Approximate Gross Internal Area = 221.9 sq m/ 2,388 sq ft (Excluding Reduced Headroom/ Eaves Storage)
 Reduced Headroom/ Eaves Storage = 28.9 sq m/ 311 sq ft | Garage = 28.8 sq m/ 310 sq ft
 Inclusive Total Area = 279.6 sq m/ 3,009 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)



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