



# THE GREEN

HAMPTON COURT, SURREY

A DELIGHTFUL PERIOD HOME OF  
DISTINCTION AND PROVENANCE  
WITH AN INTRIGUING HISTORY  
DATING BACK TO THE  
16TH CENTURY.

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What immediately strikes you upon entering this home, amongst the fine period detail, is the quality of the decorative condition and gentil colour tones.

The current owners have furnished the property with a sophisticated contemporary style, which works incredibly well, in fact, a breath a fresh air in a property of its age.

Conversely, the interior space is absolutely timeless and due to the scale of the rooms, it would quite easily support a more traditional style of furnishing.



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ROOMS ARE OF STATELY PROPORTIONS WITH A NUMBER OF NOTABLE EMBELLISHMENTS



You are greeted by an inviting entrance vestibule with charming double doors to an inner hallway. This in turn opens to a magnificent central hallway housing an imposing staircase with a noticeably tall ceiling, enriched with intricate plaster moulded cornicing and finished with a beautifully decorated mural — akin to something you would expect to find in a museum or gallery.

Other rooms on the ground floor include a library / study with bespoke joinery, a fireplace, and operational box sash windows with shutters, as well as an impressive dining room with open fireplace, solid walnut flooring, and a triple bay window overlooking Hampton Court Green. To the rear is a lovely family room with French windows, adjacent to this is a breakfast room leading to the kitchen with boot room beyond. To complete the ground floor, there is a useful utility room and, from an inner hall, a separate guest cloak room with W.C. as well as access to a second cellar, providing excellent cellarage.





Up on the first floor, the primary staircase leads to a front aspect drawing room, again with delightful triple bay window with views of The Green and of Hampton Court Palace. This room also features an elegant marble fireplace, along with ornate wall panelling and cornicing. Next door is a generous bedroom with built-in storage, currently set up as alternative office / workspace. The principal bedroom suite occupies the rear part of this floor and boasts an abundance of light with three sash windows with working shutters, plenty of useful storage, a dressing room, en suite bathroom and separate en suite shower.

The second floor reveals four further bedrooms, one with an en suite bathroom and separate shower room.

Externally there is a generous 'high' walled garden enjoying excellent privacy and seclusion for such a central location. There is a rear exit towards Hampton Court Bridge between the Gardenarium and the Mute Swan. There is also a separate garage as well as rented parking space within the yacht club.





AN IMPRESSIVE DINING ROOM WITH OPEN FIREPLACE, SOLID WALNUT FLOORING, AND A TRIPLE BAY WINDOW OVERLOOKING HAMPTON COURT GREEN



**LOCATION:** The Green is situated just moments from the main entrance of Hampton Court Palace. Across the bridge is Hampton Court Station and Village, where quality restaurants, cafes, boutique stores, and antique shops are found. The front of the property overlooks Hampton Court Green, whilst Bushy and Home Park with their many open acres of parkland and the River Thames with wonderful towpath walks are extremely close by. Hampton Court Station (zone 6) is about 300m away providing regular trains into London Waterloo in around 33 minutes. Road links are also excellent with the M3 being just four miles away, linking with the London orbital, M25. Heathrow airport is located about ten miles away which can also be reached from the 111 bus stop nearby. The London Borough of Richmond upon Thames is popular with families as it offers an excellent range of both independent and state schools. For those that are eligible the London Freedom Pass extends to this location.

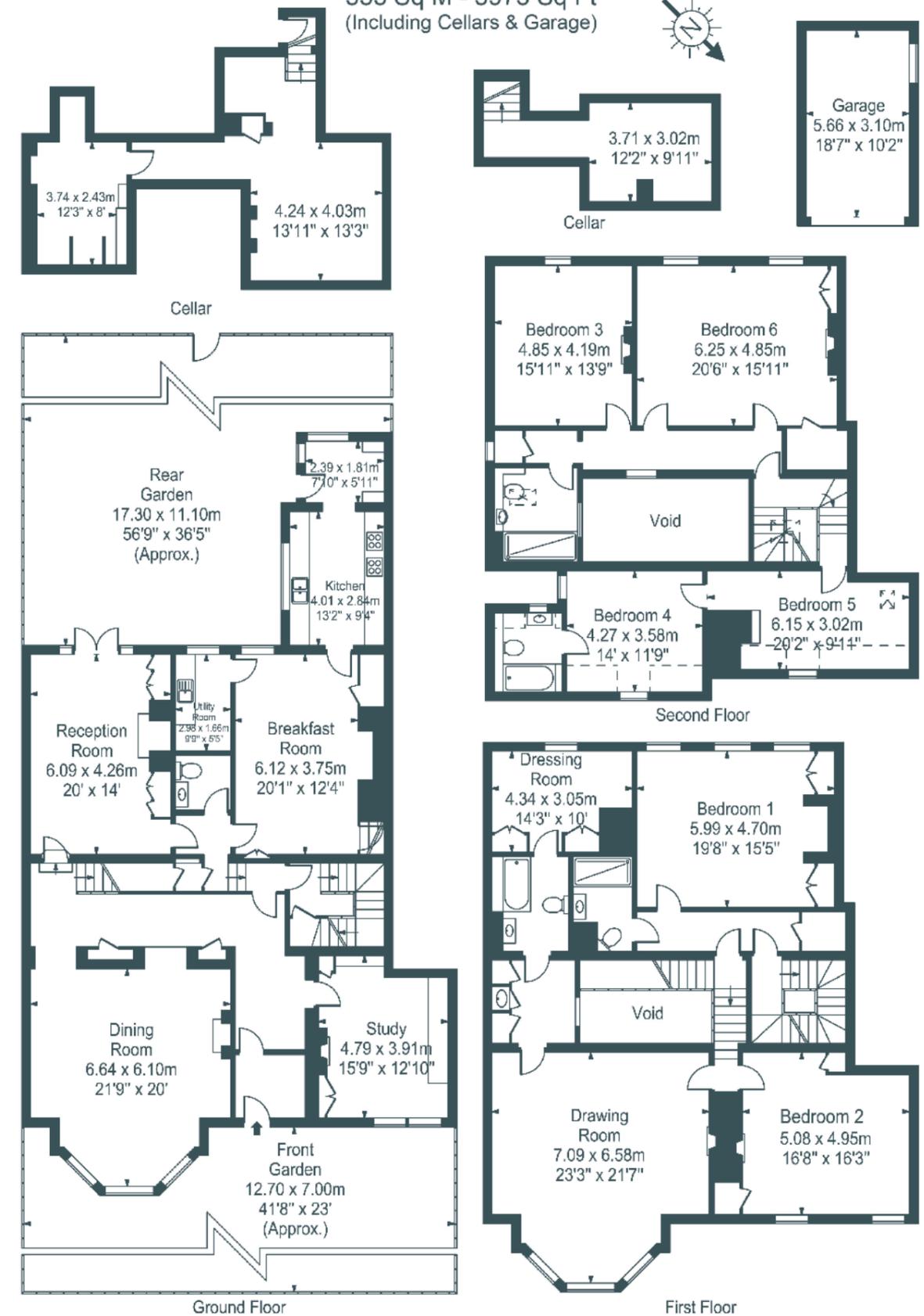
**HISTORY:** The Green and the adjoining houses boast an intriguing link to Hampton Court Palace dating back to the 1500s. Please contact Miles & Bird for further information regarding its historical connection to the Palace. Information supplied upon application.

**INTERNAL FLOOR AREA:** 5973 sqft / 555 sqm

## The Green

Approx. Gross Internal Area

555 Sq M - 5973 Sq Ft  
(Including Cellars & Garage)



Every attempt is made to assure accuracy, however measurements are approximate and for illustrative purposes only. Not to scale.



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