



HAM FARM ROAD

Richmond TW10



BEAUTIFUL FAMILY HOME AND ANNEXE

A wonderfully located family home and annexe within stunning walled gardens.



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Local Authority: London Borough of Richmond Upon Thames

Council Tax band: H & G

Tenure: Freehold

Offers in excess of £2,950,000



PERIOD CHARM AND HOMELY ATMOSPHERE

Originating from the Georgian era, 1 Ham Farm Road has great period charm and integrity, as well as a fabulous homely atmosphere and an excellent flow of natural light. It has been creatively and seamlessly extended over the years, to provide wonderfully lateral accommodation that is perfectly suited to both everyday family life and more formal entertaining. Whilst the house has been lovingly nurtured by our clients over many decades there remains excellent scope for the next owner to modernise it, to their exact style and specification.

Whilst both properties neighbour each other and effectively occupy one plot, they actually exist under separate freehold titles and it would therefore be relatively simple to separate them more formally and sell them off separately, should the next owner ever desire or require to do so.







la Ham Farm Road is fabulous two storey self contained annexe. It was originally built by our clients in the 1970's (albeit it has been extended and renovated as recently as 2018). It provides an additional 1300 square feet of accommodation, plus a garage of 480 square feet, and is comprised of two good sized bedrooms and a bathroom upstairs with an open plan kitchen/reception room downstairs. It has lovely garden views and would provide ideally for generational living.



The homes are set within stunning south west facing walled gardens that are beautifully established and afford excellent privacy. They feature a wide variety of flowers, shrubs and trees, as well as a formal lawn and a generous paved patio for alfresco entertaining. There is also a delightful summer house and a garden shed that is equipped with light a power supply. In addition to the large double garage there is a hardstanding area in front of it, providing further off street parking.

We understand that the title includes a hanging freehold above the neighbouring property's kitchen. You should take independent advice on this matter





LOCATION

Whilst within only two miles of both Richmond and Kingston (with their sophisticated array of shops, restaurants and boutiques) the house is enviably and discretely perched just off picturesque Ham Common, providing a truly semi rural feel. Furthermore it is within just a few hundred metres of Richmond Park (with its 2300 deer inhabited acres) and a particularly scenic stretch of The River Thames - providing ideal retreats from the hubbub of daily life. Richmond train station offers a direct and rapid service into London Waterloo, as well as the District Underground Tube and overland line to Stratford, via North London.

There is a good selection of local shops at Ham Parade, also within just a few hundred metres, that cater well for day to day requirements.





1A Ham Farm Road

Approximate Gross Internal Area = 1779 sq ft / 165.3 sq m

(Including Reduced Headroom / Garage)

Reduced Headroom = 173 sq ft / 16.1 sq m

Garage = 480 sq ft / 44.6 sq m

= Reduced headroom below 1.5m / 5'0"



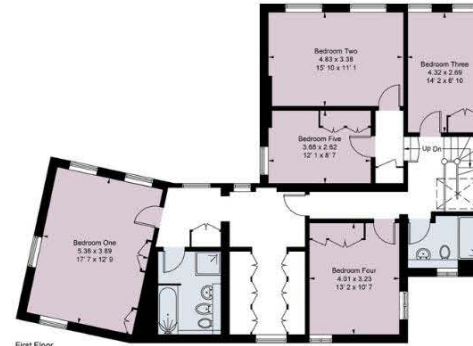
First Floor (1A Ham Farm Road)



Ground Floor (1A Ham Farm Road)
(Not Shown In Actual Location / Orientation)

1 Ham Farm Road

Approximate Gross Internal Area = 2817 sq ft / 261.7 sq m



First Floor



Ground Floor

Approximate Gross Internal Area = 426 sq m / 4596 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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