

MULLION, SUDBROOK LANE

TW10



TIMELESS ELEGANCE IN ONE OF RICHMOND'S FINEST SETTINGS

A landmark detached family home on prestigious Sudbrook Lane, with extensive garaging, mature gardens and exciting future potential.



Local Authority: London Borough of Richmond

Council Tax band: H

Tenure: Freehold

Guide Price: £6,000,000





BEAUTIFULLY BALANCED SPACES FOR FAMILY LIFE

A substantial detached family home occupying a generous plot on one of Richmond's most sought-after private roads. Mullion offers over 4,200 sq ft of accommodation and ancillary buildings, combining excellent family living space with extensive garaging, outbuildings and a magnificent garden extending to approximately 147 ft. The house provides well-balanced accommodation arranged over three floors. The ground floor comprises a wonderful double-aspect reception room measuring over 25 ft in length, an adjoining dining room, a family room, kitchen, utility room and conservatory, creating a versatile layout ideally suited to both family life and entertaining.











AN ICONIC FAMILY HOME WITH ROOM TO DREAM

The first floor features three generous bedrooms, including a principal bedroom suite with dressing room and en suite bathroom. Two further bedrooms are served by a family bathroom. On the second floor are two additional substantial bedrooms and a shower room, providing flexible accommodation for guests, older children or home-working requirements. A particular feature of the property is the exceptional plot. The mature rear garden extends to approximately 147 ft and provides a wonderful sense of privacy and seclusion. The property further benefits from extensive garaging of almost 1,000 sq ft, additional stores and an outbuilding. A planning application is currently pending, which may offer purchasers an exciting opportunity to further enhance or reconfigure the property, subject to the outcome of the application and any necessary consents.

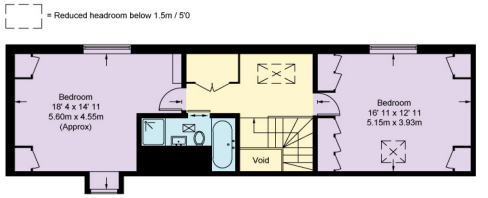




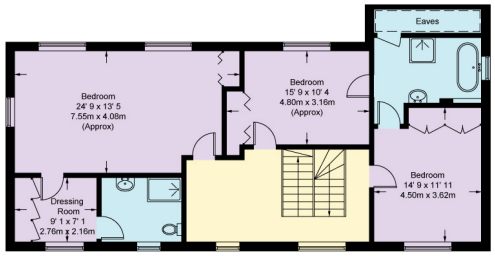
Sudbrook Lane

Approximate Gross Internal Area = 3112 sq ft / 289.1 sq m
(Excluding Reduced Headroom / Eaves / Void)
Reduced Headroom / Eaves = 26 sq ft / 2.4 sq m
Utility = 54 sq ft / 5 sq m
Garage = 969 sq ft / 90 sq m
Outbuilding = 128 sq ft / 11.9 sq m
Total = 4289 sq ft / 398.4 sq m





Second Floor
643 sq ft / 59.7 sq m
(Excluding Void)



First Floor
1132 sq ft / 105.2 sq m
(Including Reduced Headroom / Eaves)

(Including Basement / Loft Room)
Approximate Gross Internal Area = 289.1 sq m / 3112 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)



Liam Doyle

+44 20 8939 2809

Liam.Doyle@knightframe.com

Knight Frank Richmond

23 Hill Street

TW9 1SX

knightfrank.co.uk

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