

St George's Road, St Margaret's TW1



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A delightful double-fronted detached period property with direct access to seven acres of magical communal gardens (the Trust Grounds), an attractive west-facing private garden and off street parking.

On arrival at the property, you are drawn to the charming period features and detail you would usually associate with a house of this age and type. The accommodation is arranged over three floors and measures over 3,500 sq ft approximately of well-presented and modern accommodation. There is an excellent balance between the formal living spaces, more relaxed open plan family areas, and the five well-appointed bedrooms.



Guide price: £3,500,000

Tenure: Available freehold

Local authority: London Borough of Richmond Upon Thames

Council tax band: H







Description

Once inside the house, there is a spacious entrance hall with a feature fireplace and wonderful Oak floors that run through the majority of the ground floor. A double reception room falls to the right with high ceilings, two feature fireplaces and an elegant large window to the front, allowing plenty of natural light to flow into this room. There are also double doors to the rear of this room that cleverly leads to the conservatory, currently set up as a dining area.

The Roundhouse kitchen with a range of fitted appliances is a particular feature of this property and provides expansive space to the rear of the house for the family to enjoy spending time with each other and entertaining friends. To complete this floor, there is a utility room and a cloakroom as well as side access, perfect for bike/buggy storage.

Moving to the first floor there are four excellent bedrooms with a number of them having fitted wardrobes and one of them with a lovely balcony overlooking the very green view of the communal Trust Grounds. There is also a family bathroom to cater for the bedrooms and a further study/playroom or fifth bedroom, depending on how the next owners wish to arrange the property.

The top floor of the property has been designed with a view to maximising the space, natural light, and the special view. The space provides a bedroom area, dressing room, with plenty of fitted wardrobe space and luxurious bathroom.

The west-facing garden to the rear measures close to 60 ft approximately and has been well maintained and designed by the current owners. It provides an area with artificial grass, perfect for small children to play on, and easy to maintain. There is also a mixture of shrubs, plants and trees.

At the rear of the garden, there is direct access to the much acclaimed Lake Grounds (also known as the Trust Grounds), which provide a further twelve acres of beautifully maintained gardens, for exclusive use by its residents. The grounds also hold multiple events throughout the year including a Spring fun day, barn dance, Halloween party and Christmas carols.



Location Description

St Georges road is a highly regarded and quiet leafy road, close-by to the village of St Margarets which offers a number of bars, restaurants and coffee shops as well as a mainline station into London Waterloo. In addition, there is easy access into Richmond town centre. The River is close by with easy access to the towpath as are Old Deer Park and the Royal Botanic Gardens at Kew, a UNESCO World Heritage Site.

Local transport links include numerous bus routes to surrounding areas, plus frequent trains to Central London via South West Trains from St Margarets and Richmond stations including London Underground's District Line (West End 38 minutes) from Richmond Station.

The property is well placed for access to the A316/M3, M4 and M25 motorways.

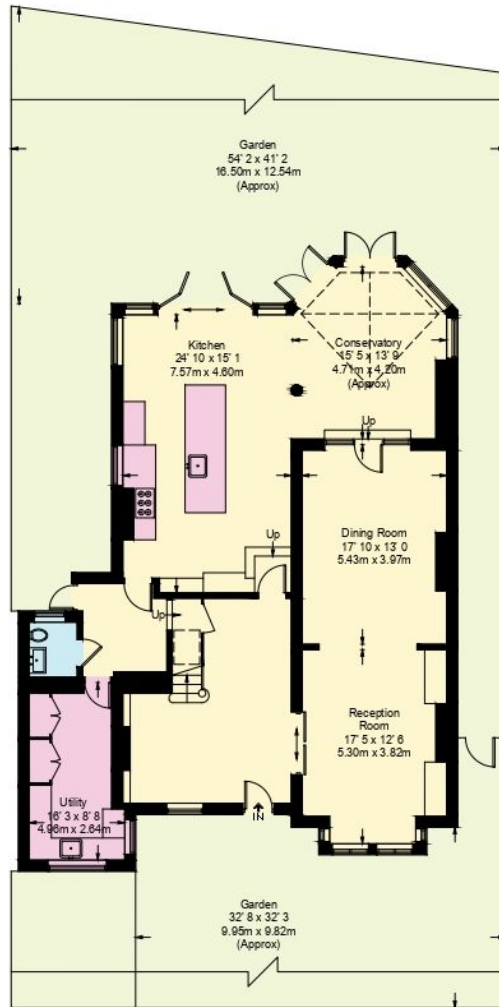
•All times are approximate.





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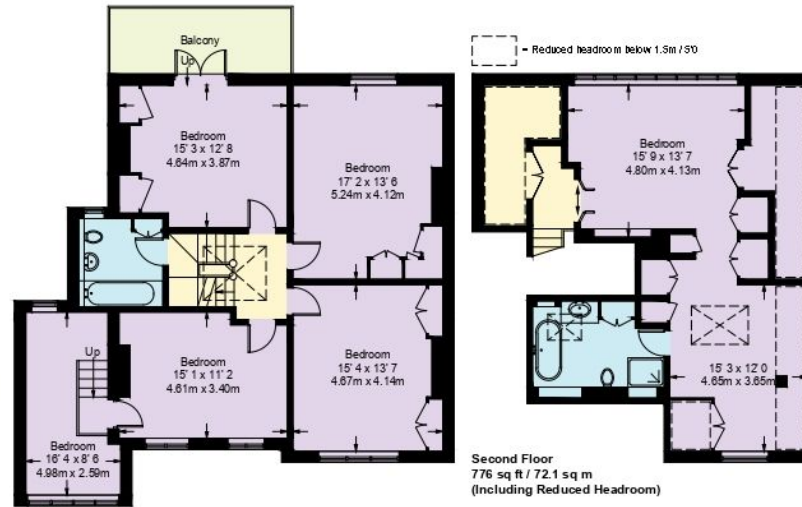
Approximate Gross Internal Floor Area
334.9 sq m / 3605 sq ft
(Including Reduced Headroom)



Ground Floor
1601 sq ft / 148.7 sq m
(Including Reduced Headroom)



Half Landing
87 sq ft / 8.1 sq m



First Floor
1141 sq ft / 106 sq m

Second Floor
776 sq ft / 72.1 sq m
(Including Reduced Headroom)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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