



The Vineyard, Richmond **TW10**

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An incredible opportunity to purchase a back-to-brick refurbishment that has been significantly developed to create a remarkable home with incredible volume, space and natural light.

The Vineyard is arranged over three floors and, every floor, wall and ceiling has been replaced/restored, insulated to a high level and redecorated. The roof has been rebuilt with new slate tiles, guttering and downpipes, and external brickwork has been completely restored/ repointed with the works completed in August 2023. Due to its prime position on The Vineyard, you are within walking distance of some outstanding schools and the many famous attractions that make this area a very special place to live.



Guide price: £1,750,000

Tenure: Available freehold

Local authority: London Borough of Richmond Upon Thames

Council tax band: G





Description

On arrival, you are instantly impressed with its elegant façade, bespoke handmade railings and black and white floor tiles from the Victorian Emporium.

On entering the property through the impressive entrance hall, you immediately go through new internal double doors into the open-plan ground floor which includes the stylishly -designed reception room, including a polished antique new gas fireplace and new double glazed sash front windows.

The heart of the home features a stylish bespoke open-plan kitchen dining courtyard space which is perfect for entertaining family and friends. The bespoke kitchen includes St Helens White Radianz Quartz bespoke worktops, Hafele and Carlisle brass kitchen handles and knobs, Miele & Bosch luxury appliances, central island and Pooky hand-blown glass pendant lights. To complete the ground floor there is Italian Cotto d'Este porcelain floor tiles, underfloor heating throughout, a WC/cloakroom with bespoke cabinets and St Helens White Radianz Quartz bespoke worktops, and a rear courtyard garden with Schuco feature window and folding doors, terracotta capping stone to garden wall and a bespoke hand-carved limestone water feature from Provence to create an outdoor living space.

Leading into the upstairs rooms by a wool stair runner and astro walls lights, there are three double bedrooms which feature Oiled Oak Boards by The Natural Wood Floor Company and bespoke handmade wardrobes. The double bedroom at the rear has new double-glazed French doors and a bespoke handmade balcony. To complete the first floor, there is a utility room and bathroom with Zero 3 freestanding double-ended bath, heated towel rail, Handsgrohe taps and shower.

The top floor bedroom en suite shower room includes similar features on the first floor plus further eaves storage.



Location

The Vineyard is a very sought-after location on the lower slopes of Richmond Hill within reach of the vibrant and excellent facilities of Richmond Town, including bars, restaurants, and shops. The 2,500 acres of Richmond Park are also within reach as is the River and its towpath.

The Richmond Borough is renowned for the first-class schooling opportunities locally and many of these are also within walking distance. Schools include The Vineyard School, King's House School, Marshgate Primary School and Rainbow Nursery School.

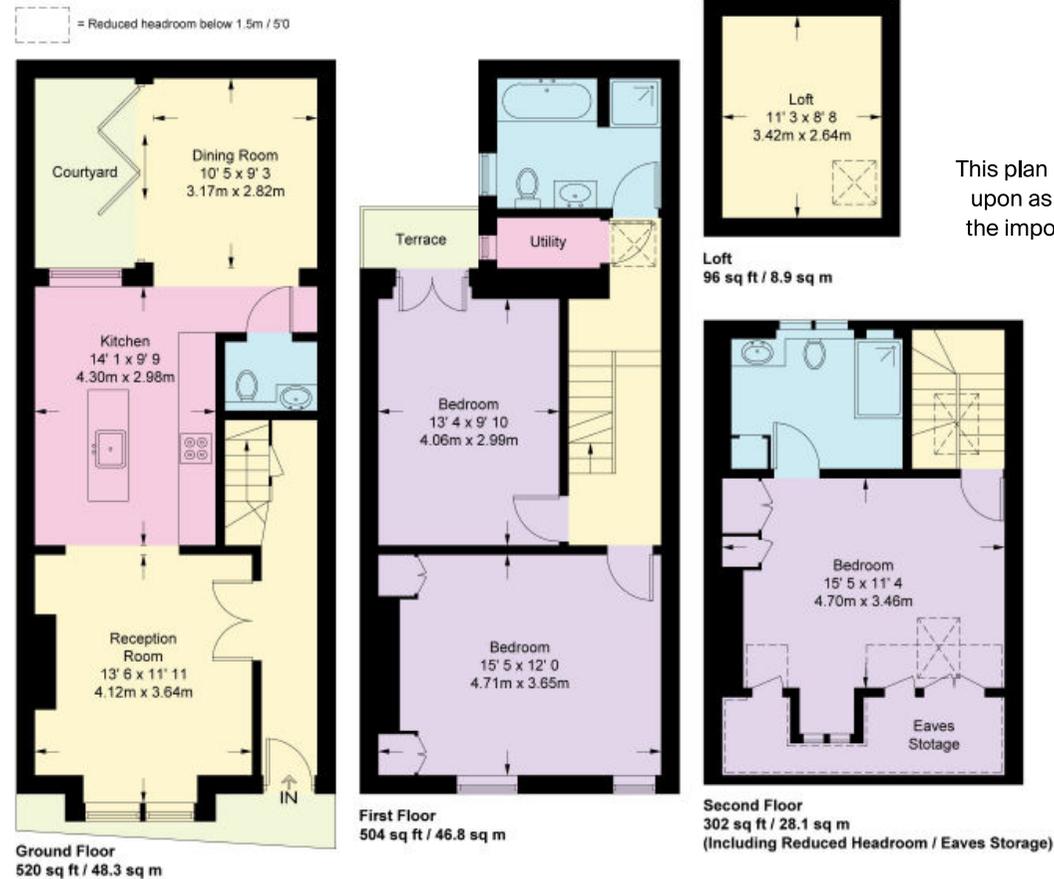
Richmond Station provides a quick link into central London via both Underground (District Line) and Overground (Waterloo 19 minutes) and Heathrow is approximately 7.6 miles away.

*All times and distances are approximate.



The Vineyards

Approximate Gross Internal Area = 1422 sq ft / 132.1 sq m
 (Including Reduced Headroom / Eaves Storage / Loft)
 Reduced Headroom / Eaves Storage = 66 sq ft / 6.1 sq m
 Total = 1488 sq ft / 138.2 sq m



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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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated October 2023. Photographs and videos dated October 2023.

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