



St James's Road, Hampton TW12



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This fine family house is arranged over two principal floors and offers well in excess of 3,000 sq ft approximately. The property benefits from a number of notable features such as ornate cornicing and panelling, tasteful fireplaces, high ceilings and attractive bay windows.

Arriving at the property you are instantly impressed with the properties presence and width. There is a landscaped carriage driveway providing off street parking for numerous cars.



Guide price: £2,350,000

Tenure: Available freehold

Local authority: London Borough of Richmond Upon Thames

Council tax band: G



Once inside the house there is a large entrance hallway with original oak staircase leading to the first floor. Three reception rooms follow with one of them being the distinguished reception room that leads to the fine dining room which provides enough space to sit twelve comfortably. To complete this floor there is a fully fitted kitchen with an array of appliances and a further dining space, playroom, utility room, boot room, Cloakroom/WC and a cellar.

Moving to the first floor you find six bedrooms and three bathrooms, with two of these rooms offering en suite bathrooms. There is a further family bathroom to complete this floor.

There is also the addition of the 'tower room' on the second floor which provides a haven of peace and is currently used as a study.

The garden to the rear is a stunning feature and provides a wonderful area to entertain friends and family in the warmer months with an array of mature trees, shrubs and plants providing privacy and screening.



Location Description

The property is situated close to many excellent schools including Lady Eleanor Holles, Hampton school, Hampton Hill Junior school and Hampton Court House School and many others.

The Royal Park of Bushy and it's 1,100 acres of parkland is close at hand as is Hampton Court Palace and a delightful stretch of the River Thames.

Hampton town centre is within walking distance, providing a selections of cafe's, bars and convenience shops. There is also a reliable over ground rail service into London Waterloo which takes 45 minutes approximately.





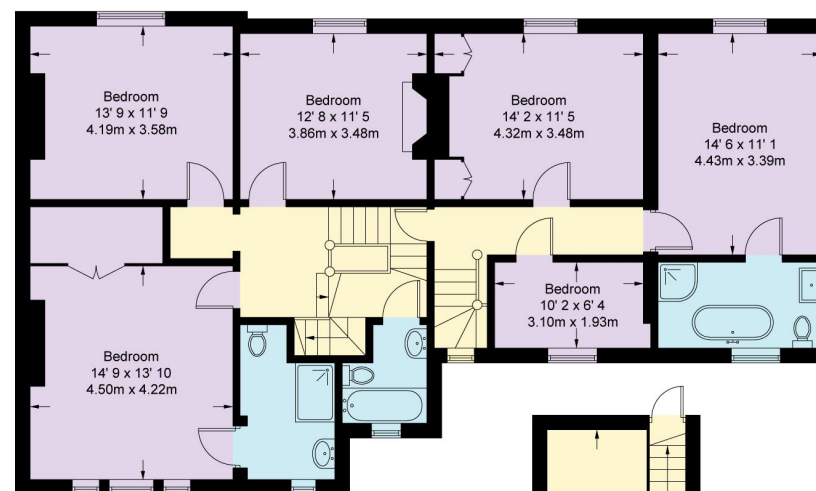
A simply beautiful and elegant period house with carriage driveway and south-facing garden.



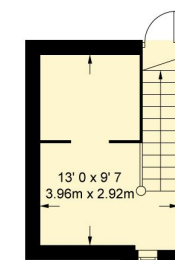
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Approximate Gross Internal Floor Area
292.3 sq m / 3147 sq ft

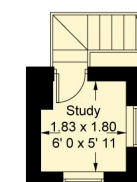
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



First Floor
1368 sq ft / 127.1 sq m



Cellar
128 sq ft / 11.9 sq m



Second Floor
38 sq ft / 3.5 sq m

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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 April 2024. Photographs and videos dated April 2024.
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