



Ham Farm Road, Richmond TW10

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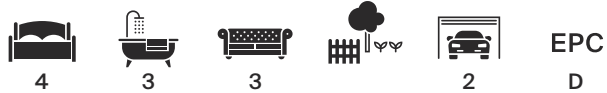


# Ham Farm, Richmond **TW10**

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An incredible opportunity to purchase a wonderful family home which sits on an extraordinary plot measuring over 0.29 of an acre.

Available to market for the first time in 37 years this rare and exceptional home provides flexible family accommodation laterally arranged over two floors, measuring over 3,000 sq. ft. approximately and offers some fine reception areas with generous bedrooms. The property is completely unmodernised throughout and is being sold as seen.



**Guide price:** £2,750,000

**Tenure:** Available freehold

**Local authority:** London Borough of Richmond Upon Thames

**Council tax band:** H



As well as the spacious accommodation over the two floors, there is storage in the house loft via a hatch door in the hallway, as well as a Hay Loft in the double garage connected via the kitchen door.

It currently presents the opportunity to be sympathetically refurbished and redesigned to make it an exciting and contemporary house. Any changes to the existing layout would of course be subject to planning permission being granted. Our clients will only consider offers 'sold as is'.

## Location description

The property is situated in what is considered to be the premier location in Ham Farm Road, on Ham Common and Richmond Park is only 0.6 miles away. There are a number of golf courses close to hand including two in Richmond Park, Richmond Golf Club in nearby Petersham (along with the famous Petersham Nurseries), Royal Mid-Surrey and those in Coombe. Ham Polo Club is also only moments away as is the river and towpath, ideal for walking or running.

Local Ofsted 'Outstanding' rate schools include Grey Court School (0.38 mile), The Kingston Academy (0.87 mile), Orleans Parks Nursery School (1.19 miles), Hampton Wick (1.27 miles), The Vineyard School (1.28 miles) and Collis Primary School (1.33 miles).

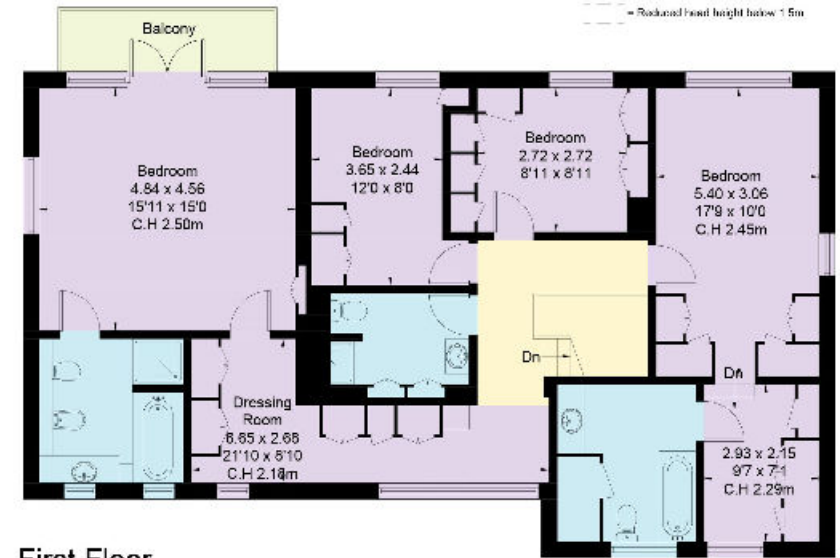
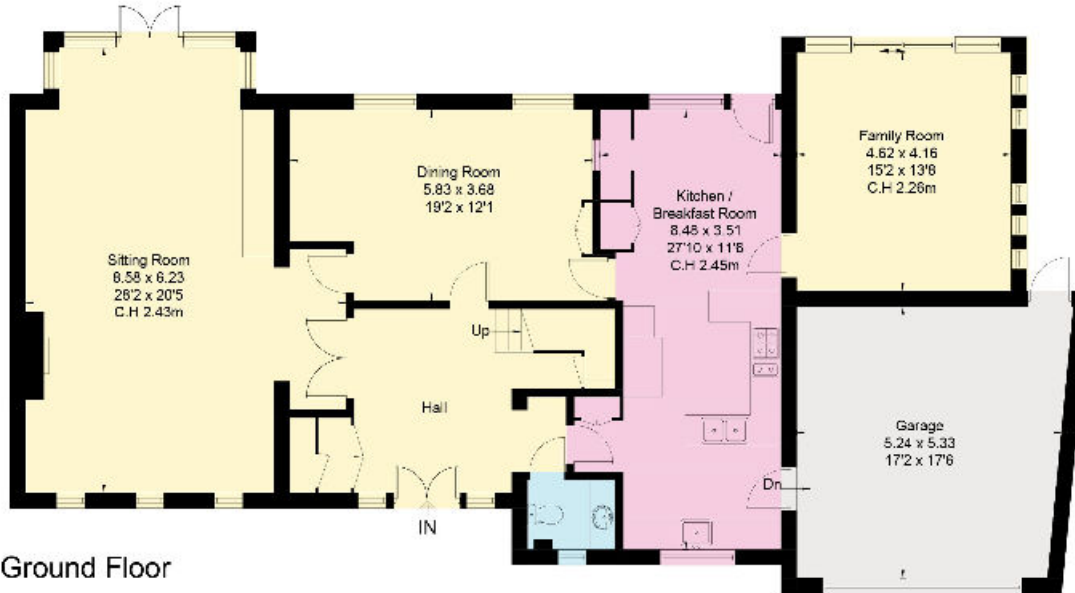
Both Richmond and Kingston centres offer comprehensive facilities including numerous shops, bars and restaurants, cinemas, theatres and many other leisure pursuits.

Both Richmond and Kingston rail stations offer quick links into Central London (Waterloo 20 minutes) with the underground District Line service also at Richmond. Heathrow is approximately 10 miles away.



# HAM FARM ROAD, RICHMOND, TW10

Approximate Floor Area = 281.3 sq m / 3027 sq ft (Including Garage)



First Floor

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 November 2024. Photographs and videos dated November 2024.

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