



Sudbrook House, Richmond TW10

---





# Sudbrook House, Richmond **TW10**

---

Situated in a quiet cul-de-sac with access to Ham Common Woods and Ham Gate to Richmond Park, this property is in an enviable location feeling extremely rural yet only a short distance from Richmond town centre.

The property was thoughtfully designed to architecturally compliment its semirural surroundings, with a strong emphasis on natural light and lateral space. Whilst lending itself perfectly to family living the house is equally well set up for more formal entertaining, with a generous open plan living/ dining room and a superbly appointed kitchen/family room.



**Guide price:** £6,950,000

**Tenure:** Available freehold

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

**Council tax band:** H











The open plan living room/kitchen alone spans almost 50ft in length and has appliances from Wolf and Subzero, not to mention a large bespoke concrete island.

As you enter the front door you are immediately taken in by the views out to the garden and the triple height vaulted entrance hall. From here doors take you to the study facing the courtyard, the large drawing room with sliding door onto the garden, a cloak room, WC and further onto the music room / playroom which has a wall of glass doors overlooking and leading on to the impeccably manicured gardens and swimming pool.

The first floor is split into three double bedrooms, one en suite, a family bathroom and then a stunning principal suite with large dressing room, extra wardrobes and a large twin en suite bathroom across the rear of the property. The top floor has three further double bedrooms (two of which are en suite). Taking the total number of bedrooms in the main house to seven.

Externally the property exceeds all expectations with a gated front courtyard with room for several cars which leads to a triple garage/workshop an incredible space for any car or bike enthusiast. To the rear of the property the secluded walled garden faces directly south and is over 110ft.

There are an array of mature trees and shrubs as well as an outdoor gym and a stunning heated swimming pool with protective cover. Adjacent to the pool is the pool house / self contained annex currently used as a games room with kitchen and shower room / WC and tucked away behind are two large storage areas for pool and garden equipment.

One of the most impressive houses to come to the market in this area for many years after undergoing a complete rebuild and refurbishment.









## Location

Sudbrook Gardens is situated only moments from Richmond Park, London's largest Royal Park of approximately 2,500 acres.

Richmond Golf Club is also close to hand as is the open space of Ham Common.

There are numerous schools close by in both Richmond and Kingston as well as The German School in Petersham (1.3 miles) next to Ham Polo Club (1.3 miles) and The Russell School in Petersham (1.1 miles). Richmond is also within easy reach offering fantastic facilities including bars, restaurants and shops as well as excellent transport links in to central London (both overland and District line underground). Heathrow is approximately 10 miles away.



