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# SUDBROOK GARDENS

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RICHMOND, TW10 7DD

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## SUDBROOK GARDENS

# One of the most impressive houses

One of the most impressive houses to come to the market in this area for many years after undergoing a complete rebuild and refurbishment. 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 semi-rural 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. This room alone spans almost 50ft in length and has appliances from Wolf and Subzero, not to mention a large bespoke concrete island.











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# Impeccably manicured gardens & swimming pool

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.







# SUDBROOK GARDENS Floor Plan

Approx Gross Internal Area: 637 Sq M | 6854 Sq Ft

GROUND FLOOR	METRES	FEET/INCHES
KITCHEN	14.19m x 5.93m	46'7" x 19'5"
DRAWING ROOM	8.33m x 5.73m	27'4" x 18'10"
ENTRANCE HALL	4.90m x 4.43m	16'1" x 14'6"
STUDY	3.90m x 2.86m	12'10" x 9'5"
UTILITY ROOM	4.59m x 1.56m	15'1" x 6'6"
MUSIC ROOM	5.69 x 3.34	18'8" x 10'11"
PLANT ROOM	3.68m x 2.06m	12'1" x 6'9"
GARAGE	9.24m x 5.87m	30'4" x 19'3"

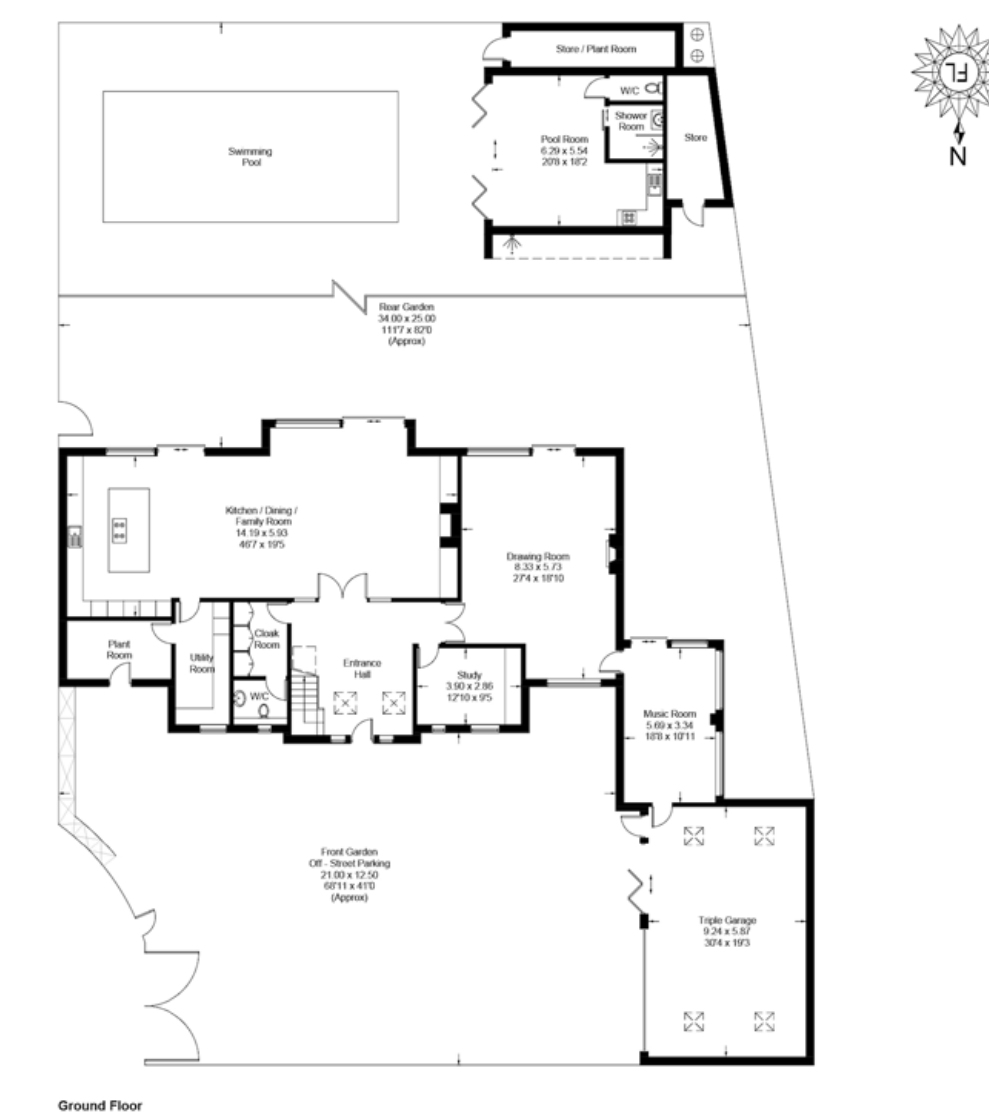
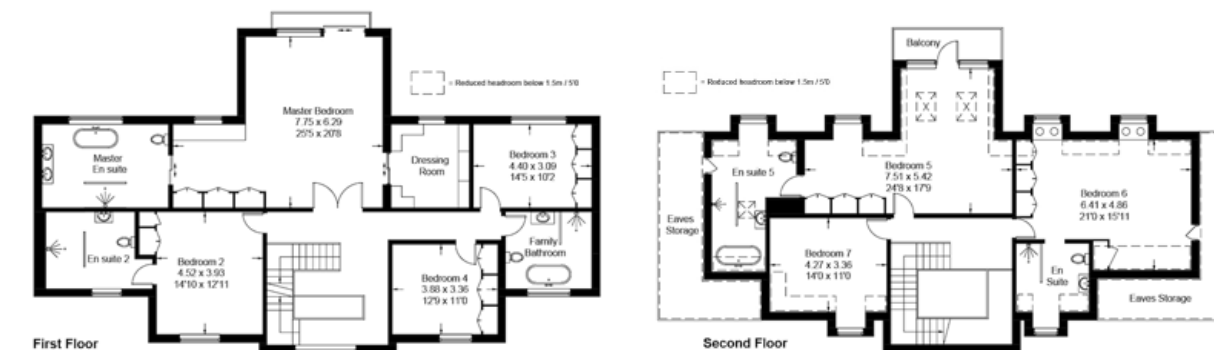
FIRST FLOOR	METRES	FEET/INCHES
MASTER BEDROOM	7.75m x 6.29m	25'5" x 20'8"
BEDROOM 2	4.52m x 3.93m	14'10" x 12'11"
BEDROOM 3	4.40m x 3.09m	14'5" x 10'2"
BEDROOM 4	3.88m x 3.36m	12'9" x 11'0"

SECOND FLOOR	METRES	FEET/INCHES
BEDROOM 6	6.42m x 4.89m	21'0" x 15'11"
BEDROOM 7	4.72m x 3.36m	14'0" x 11'0"

GARDEN STUDIO	METRES	FEET/INCHES
STUDIO	6.29m x 5.54m	20'8" x 18'2"







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# Simply stunning master suite with large dressing room

The first floor is split into 3 double bedrooms, one en-suite, a family bathroom and then a stunning master suite with large dressing room, extra wardrobes and a large twin en-suite bathroom across the rear of the property. The top floor has 3 further double bedrooms (2 of which are en-suite). Taking the total number of bedrooms in the main house to 7.











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# The property exceeds all expectations with a gated front courtyard

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 2 large storage areas for pool and garden equipment.





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**IMPORTANT:**

We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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