



Little Briars, Petersham Road **TW10**



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Little Briars is a wonderful detached property arranged laterally over two floors and extending to an overall square foot of approximately 3,313 sq ft (308 sq m).

The house is approached via a small private lane situated off Petersham Road. An electrically operated gated entrance leads to a secure parking area with room for numerous vehicles. The landscaped mature gardens surround the house creating an idyllic and private space, perfect for a family to enjoy.

The property benefits from an excellent balance between the living and entertaining spaces on the ground floor, with well-appointed bedrooms on the first. Subject to the usual consents, it may be possible to further extend the house both at ground floor level and into the roof spaces if required.



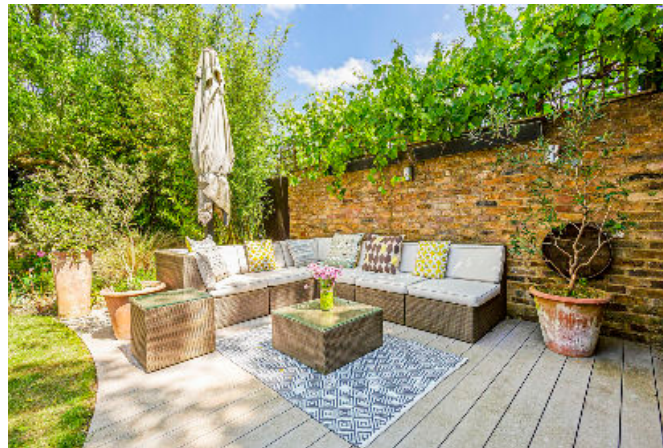
Guide price: £3,500,000

Tenure: Freehold

Local authority: London Borough of Richmond Upon Thames

Council tax band: G





Description

The house is well presented and in brief comprises a reception hall, a large reception room opening into the gardens, superb family room, conservatory/dining room, kitchen/breakfast room, study, utility and a cloakroom. There is a large principal suite on the first floor with dressing room and shower room, three further double bedrooms and two bathrooms, the large landing is used as a study area and there is access into the spacious lofts.

The gardens, which have been beautifully landscaped, surround the house and provide a mix of mature trees, shrubs and plants. There is also the added benefit of a garden pod, currently used as a ceramicists studio.



Location

Petersham is a very popular 'village' only 2km by road to Richmond and positioned close to the 2,300 acres of royal Richmond Park (1 km) and the River Thames (0.9 km).

The Richmond Borough is very well blessed with first class schooling options, both state and private, a real draw for many buyers looking to relocate to this area with some particularly for The German School based in Petersham.

There are numerous recreational facilities locally including polo at Ham, Golf at Richmond Golf Club in Petersham and a number of other local clubs around Richmond, horse riding in the park, cycling, running, rowing and rugby.

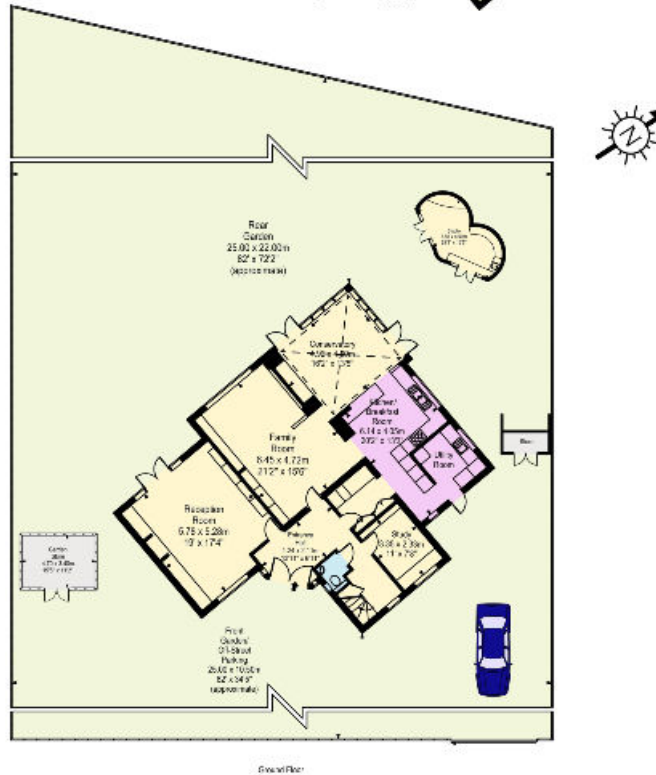
*All distances are approximate.



The famous restaurant at Petersham Nurseries would be a local eatery as it is only a 1km walk.

Little Briars
 Approx. Gross Internal Area
307.85 Sq M - 3313 Sq Ft
 (includes Studio, Garden Store & Store)

Key:
 - - - - = Natural level below 1.0m/3'0"



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 June 2023. Photographs and videos dated June 2023.

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