

# Pembroke Cottage



RICHMOND PARK TW10

Once in a lifetime opportunity to acquire this delightful property situated within the Royal Park of Richmond and its 2,500 acres of ancient trees, herds of deer and wildlife.

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Pembroke Cottage sits on a generous plot of 0.439 acres and measures 2,844 sq ft approximately. The original house was built in the late 1800s and served as the gate lodge to Pembroke Lodge which was built in circa 1754. In 2003 the original house underwent a substantial redevelopment and extension whilst being kept sympathetic to the original property.

Arranged over three floors, it offers a number of notable reception areas and features such as: oak beams, vaulted ceilings, oak floors, a floor-to-ceiling glass window giving access to a rustic veranda, and an amazing elliptical cantilevered limestone staircase.





## Accommodation

On arriving at the property, there is a gated entrance and parking for two cars. On entering the house, there is a wonderful vaulted reception room to the left with its glass feature and far reaching views. This leads to a study, with both rooms having access out onto their respective balconies. Two bedrooms can be found on the ground floor along with a large bathroom.

Moving to the top floor of the house, up the bespoke staircase, there is a skylight which allows natural light to shine down the spine of the house. A principal suite can be found on this floor with a wonderful bedroom and a bathroom.

To complete the accommodation there is the expansive lower ground floor which has a luxurious kitchen with granite worktops, AGA gas oven and a range of fitted appliances. Within this space, there is a dining area accommodating up to eight guests and with access through double doors out onto the patio garden. There is a further reception room on this floor along with a study, utility room and two bathrooms.

A truly unique and rare quality of this property is not only it being situated in Richmond Park, but the size of its own private garden, which measure close to 0.5 acres. There is a dazzling array of mature trees, shrubs, plants and flowers that provide screening and give you the feeling of complete privacy once inside the house and gardens.



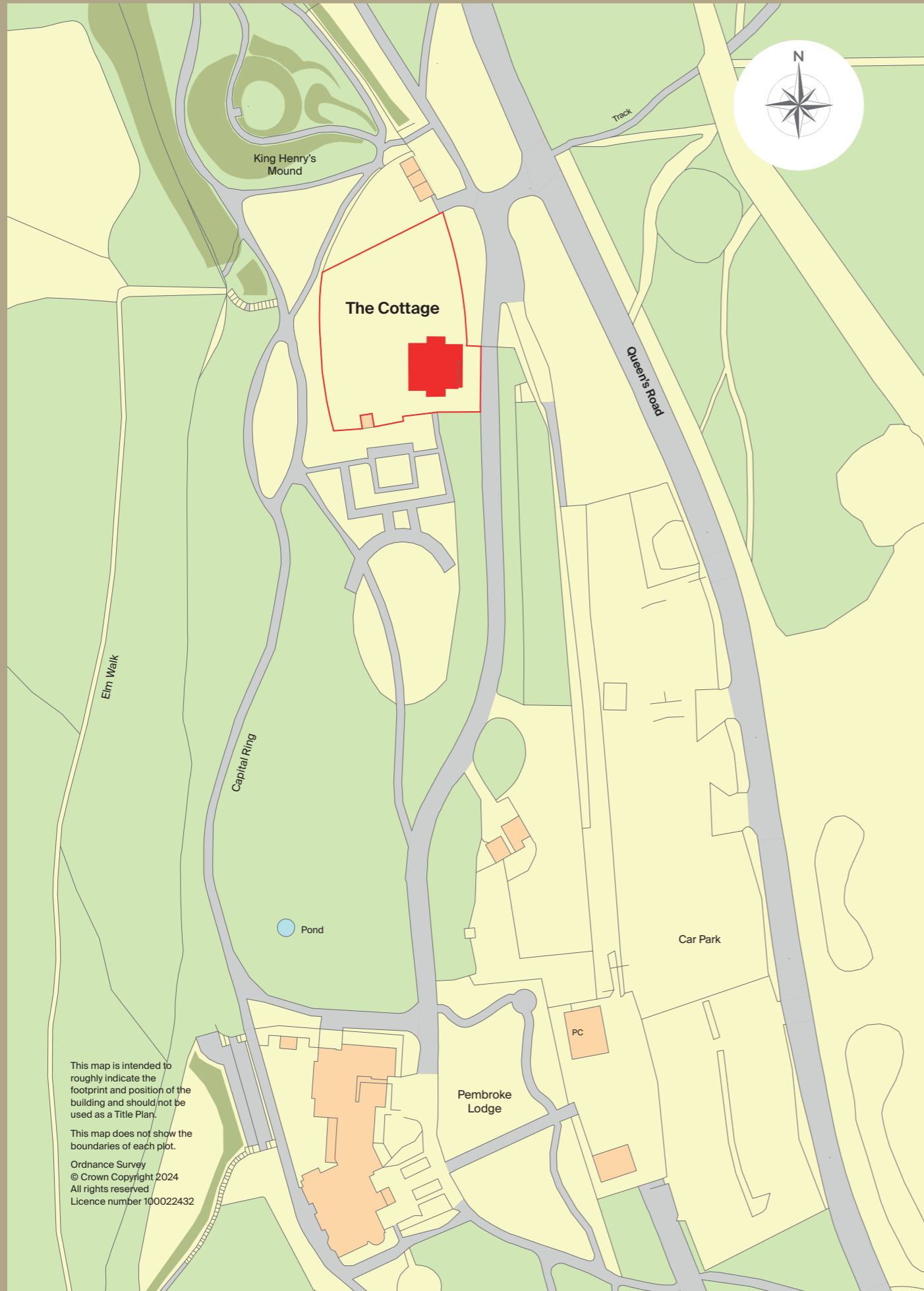


## Location

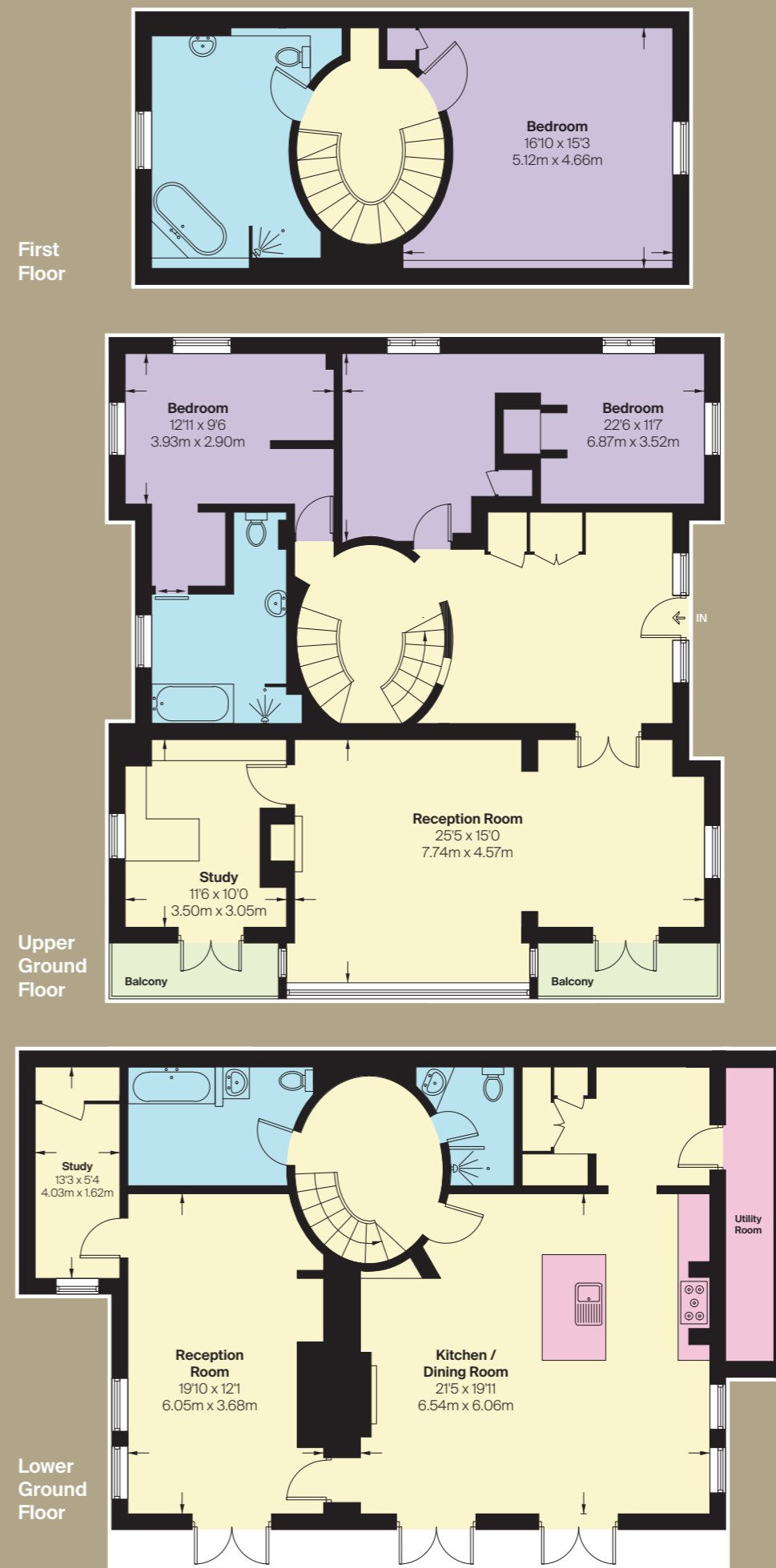
Pembroke Cottage is situated in the Royal Park of Richmond. It is close to the town of Richmond and its many attractions such as the river Thames, Richmond Green, and Kew Gardens. Richmond is renowned for its green open spaces and its delightful riverside location with shops, bars, cafés and restaurants to enjoy. The property is also located close to a number of outstanding schools such as Ibstock House, Kings House, The Old Vic, St Catherine's, Radnor House and The Vineyard.







This map is intended to roughly indicate the footprint and position of the building and should not be used as a Title Plan.  
 This map does not show the boundaries of each plot.  
 Ordnance Survey  
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Approximate Gross Internal Area  
**2,915 sq ft**  
**270.8 sq m**

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.

Tenure  
 Leasehold 142 years remaining

To be sold by informal tender

Guide Price  
 £5,000,000

Local Authority  
 London Borough of Richmond Upon Thames

Council Tax  
 Band G

**Knight Frank**  
**Richmond**  
23 Hill Street  
London  
TW9 1SX

**James Williams**  
020 3371 3130  
james.williams@knightfrank.com

[knightfrank.co.uk](https://www.knightfrank.co.uk)

## Your partners in property



**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 September 2024. Photographs and videos dated August 2024.**

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