



The Shires, Church Road, Ham TW10



The Shires, Church Road, Richmond **TW10**

Situated in a cul-de-sac close to the green spaces of Ham Common, Richmond Park and the local nature reserve the property has a wonderful feel as you approach.

The property sits in a plot of 0.17 acres and has a beautiful mature garden, a carriage driveway to the front with access to the sizeable garage.

The property offers lateral accommodation over two floors and there is potential to extend the current space further (STP).



4



2



3



EPC

C

Guide price: £1,795,000

Tenure: Available freehold

Local authority: London Borough of Richmond Upon Thames

Council tax band: G

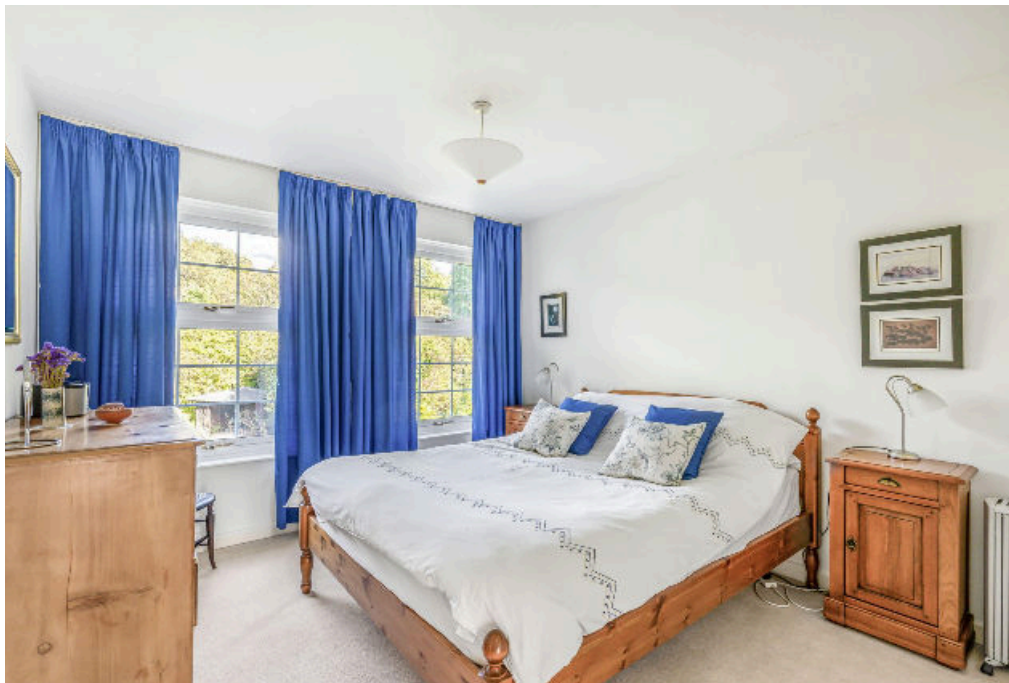


The property is presented in immaculate condition throughout.



On the ground floor there is a large sitting room with a picture window overlooking the spacious rear garden and the Ham Common Woods nature reserve, along with a family room providing access to the garden. The kitchen leads off the family room and is flooded with natural light from the bay window. There is ample space for dining and the added benefit of a separate utility room and W.C. There is also a study on the ground floor.

There are currently four bedrooms with the principal providing an en-suite along with another family bathroom and access to the loft space.



Location Description

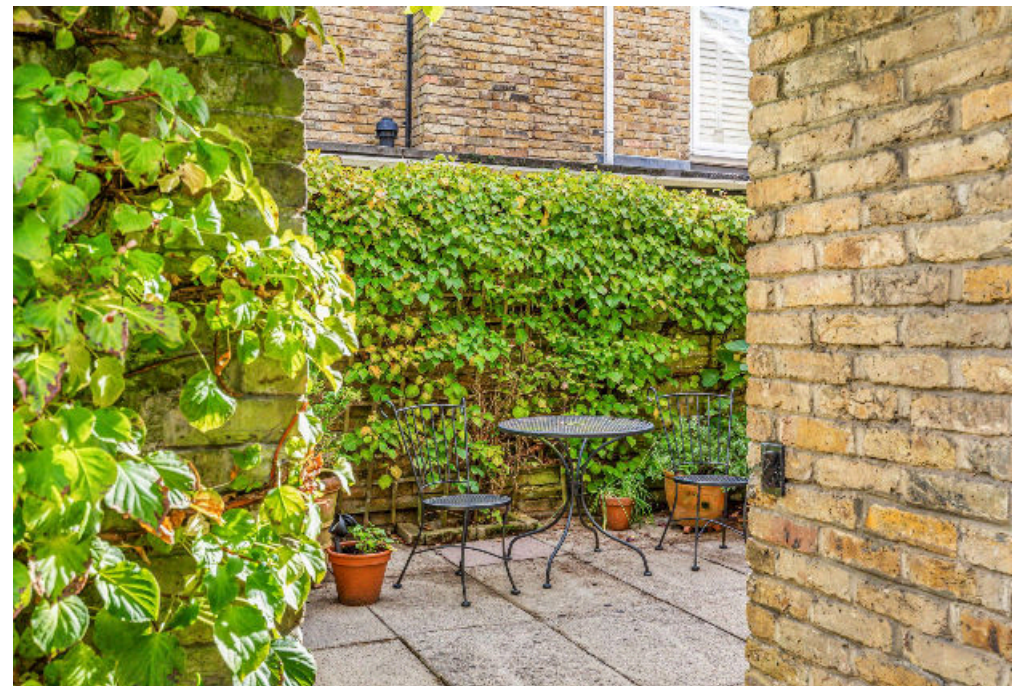
Close to Ham House, the River Thames and the world-famous Richmond Park, The Shires is located in the conservation area of Ham, and adjacent to Ham Common. Ham is a beautiful village that perfectly balances city and country living thanks to the local green spaces of Ham Copse, Ham Common and Richmond Park, with multiple London transport links.

A wonderful, clean location for families, professionals and retirees, Ham is ideally located for state and private schools, including Grey Court secondary (rated Outstanding by OFSTED), Russell primary, Kingston Academy, the German School, and both Tiffin Grammar schools to name a few.

You will find everyday amenities such as chemists, bakers, dry-cleaning, small Tesco and Sainsburys outlets with easy parking, and coffee spots on your doorstep, alongside a selection of pubs, cafes and restaurants. The area is also renowned for its culinary experiences at Petersham Nurseries and the Michelin-starred Dysart's.

Ham Parade market sells ethically-sourced local food, art and crafts on the first Saturday of every month (except January).

Richmond and Kingston town centres both offer a wider range of shops, from independent boutiques on cobbled lanes, to leading High Street brands, along with a Whole Foods and Waitrose supermarkets. Richmond, with direct trains to Waterloo, District line Underground trains, and the North London line, is a short journey by bus, car or by walking/cycling along the river path. Kingston, with its excellent shopping facilities and parking, is two miles.



The Shires

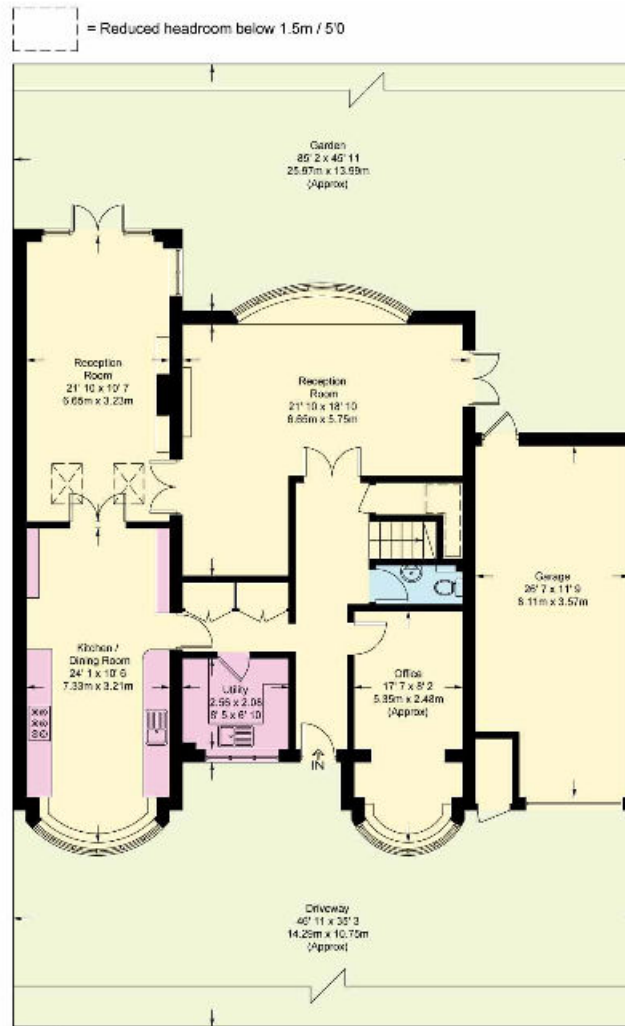
Approximate Gross Internal Area = 1963 sq ft / 182.4 sq m
(Excluding Reduced Headroom / Garage)

Reduced Headroom = 9 sq ft / 0.9 sq m

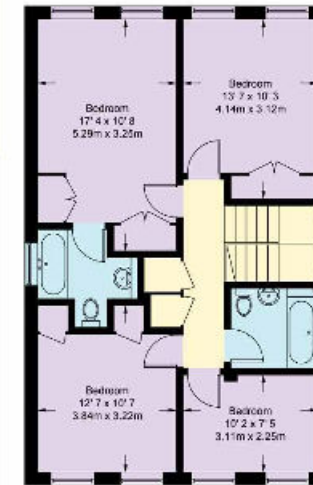
Garage = 295 sq ft / 27.4 sq m

Store = 14 sq ft / 1.3 sq m

Total = 2281 sq ft / 212 sq m



Ground Floor
1247 sq ft / 115.9 sq m
(Including Reduced Headroom / Excluding Garage)



First Floor
725 sq ft / 67.4 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.

Knight Frank

Richmond

23 Hill Street,

London

TW9 1SX

knightfrank.co.uk

We would be delighted to tell you more

Liam Doyle

020 8939 2809

liam.doyle@knightfrank.com

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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated October 2024. Photographs and videos dated October 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.