



Constance Close, London **SW15**

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## Property

Meticulously designed by the current owners in collaboration with renowned Hugh Strange Architects, this exceptional property seamlessly combines contemporary comfort with timeless elegance. Clad in beautiful Western Red Cedar, the home features four spacious bedrooms, luxury bathrooms and open plan living on the ground floor.

Extensive insulation, reconstructed walls and floors, an Air Source Heat Pump (ASHP), and underfloor heating throughout ensure optimal comfort and energy efficiency, further enhanced by solar panels on the roof.

The ground floor of this remarkable home offers a modern kitchen that opens into a spacious living room with an open-plan layout and serene views of the large walled garden. Benefitting from exceptional levels of light this floor also includes a comfortable bedroom.

The lower ground floor features a large bedroom, two utility rooms, a studio, and a bathroom. The first floor has another good-sized bedroom with a large bathroom, while the second floor offers a fourth bedroom in the tower with stunning panoramic views.

The property is further enhanced by a grand staircase blending style with practicality as well as two garage spaces.

Planning is approved for the construction of an additional three storey rear extension. Further information and related drawings or to arrange a private consultation, please enquire for further details.

At the end of the expansive 40-metre garden, a newly built garden room offers a peaceful retreat, perfectly positioned next to Richmond Park. Additional features include a separate garden office and a double garage, providing versatile spaces for work and relaxation. This property is the perfect blend of luxury, sustainability, and functionality in an enviable setting.







## Location

Situated in the highly sought-after area of SW15, North Dorincourt enjoys a prime location on Constance Close, offering a serene and private setting while remaining conveniently close to the vibrant amenities of Putney and Richmond.

Nestled alongside the vast expanse of Richmond Park, this location provides direct access to beautiful green spaces and outdoor pursuits, nearby all of London's finest schools, shops, and dining options. Excellent transport links, including nearby train and bus services, ensure seamless connections to Central London and beyond, making this the perfect balance of tranquillity and city living.

**Guide Price: £1,900,000**

**Tenure: Freehold**

**Local Authority: London Borough of Kingston Upon Thames**

**Council Tax Band: G**

**EPC: E**











Masterfully designed four bedroom residence blending contemporary luxury with sustainable living, set beside Richmond Park with expansive gardens.



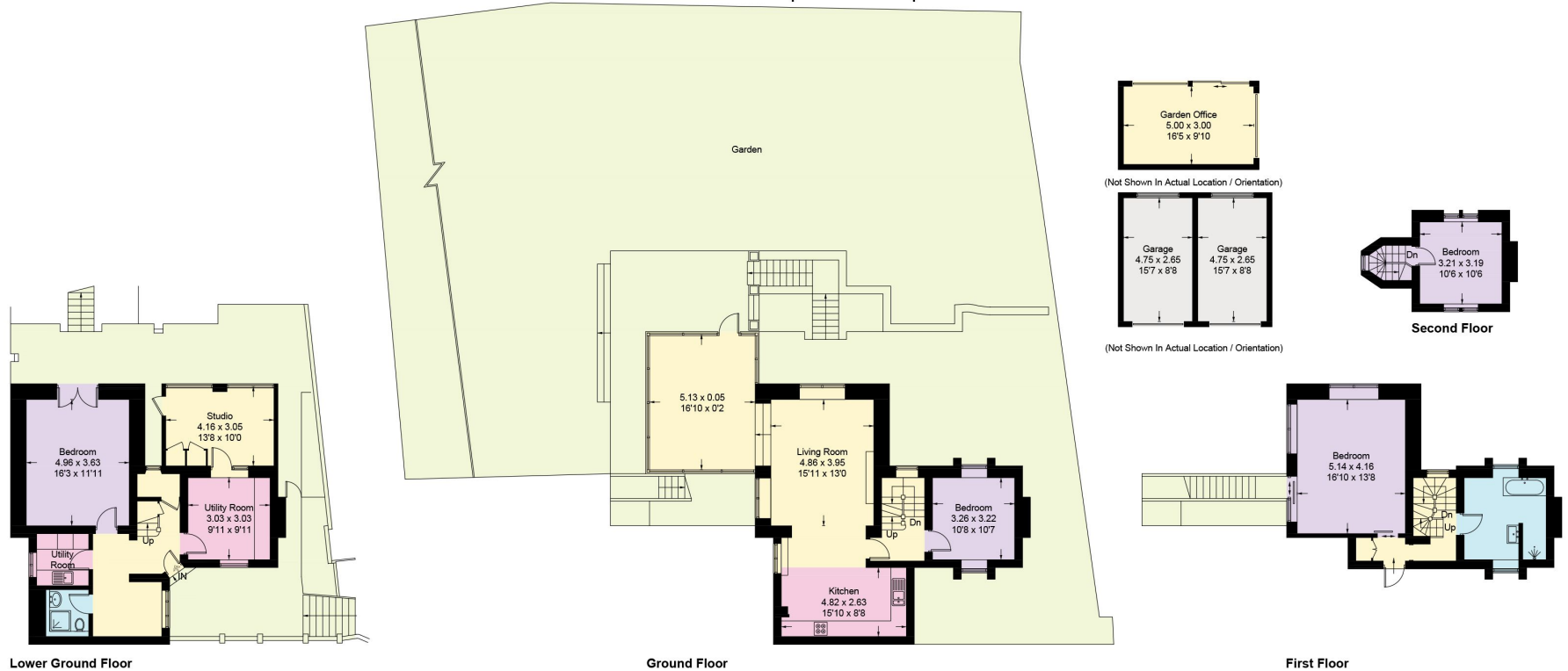


# Constance Close, SW15

Approximate Gross Internal Area  
 Lower Ground Floor = 70.4 sq m / 758 sq ft  
 Ground Floor = 77.4 sq m / 833 sq ft  
 First Floor = 41.4 sq m / 446 sq ft  
 Second Floor = 12.4 sq m / 133 sq ft  
 Garage = 26.1 sq m / 281 sq ft  
 Garden Office = 15.0 sq m / 161 sq ft  
 Total = 242.7 sq m / 2612 sq ft



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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