



The Vineyard, Richmond Hill

TW10



Beyond your expectations

A beautifully renovated five bedroom house with garden. EPC: D

Hamptons International

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Asking Price £2,850,000 Freehold

Description

A charming and beautifully renovated period house arranged over three floors and offering five bedrooms and three bathrooms (two en-suite) with a delightful south facing garden set in the heart of Richmond. The ground floor accommodation comprises a double reception room with high ceilings and feature fire-place, leading onto a stunning kitchen dining room running the full width of the house with floor to ceiling glass doors looking out onto the pretty south facing garden.

The first floor master bedroom is at the front of the house with en-suite bathroom and second bedroom over-looking the rear. On the top floor are three further bedrooms, one with en-suite bathroom, perfect for a nanny and a family bathroom.

The house has been thoughtfully laid out with families in mind and other rooms of note are the first floor laundry room and separate ground floor utility room.

The garden is south facing and extends to 115' with a very pleasant open-outlook. The property also comes with a double garage a few doors away.

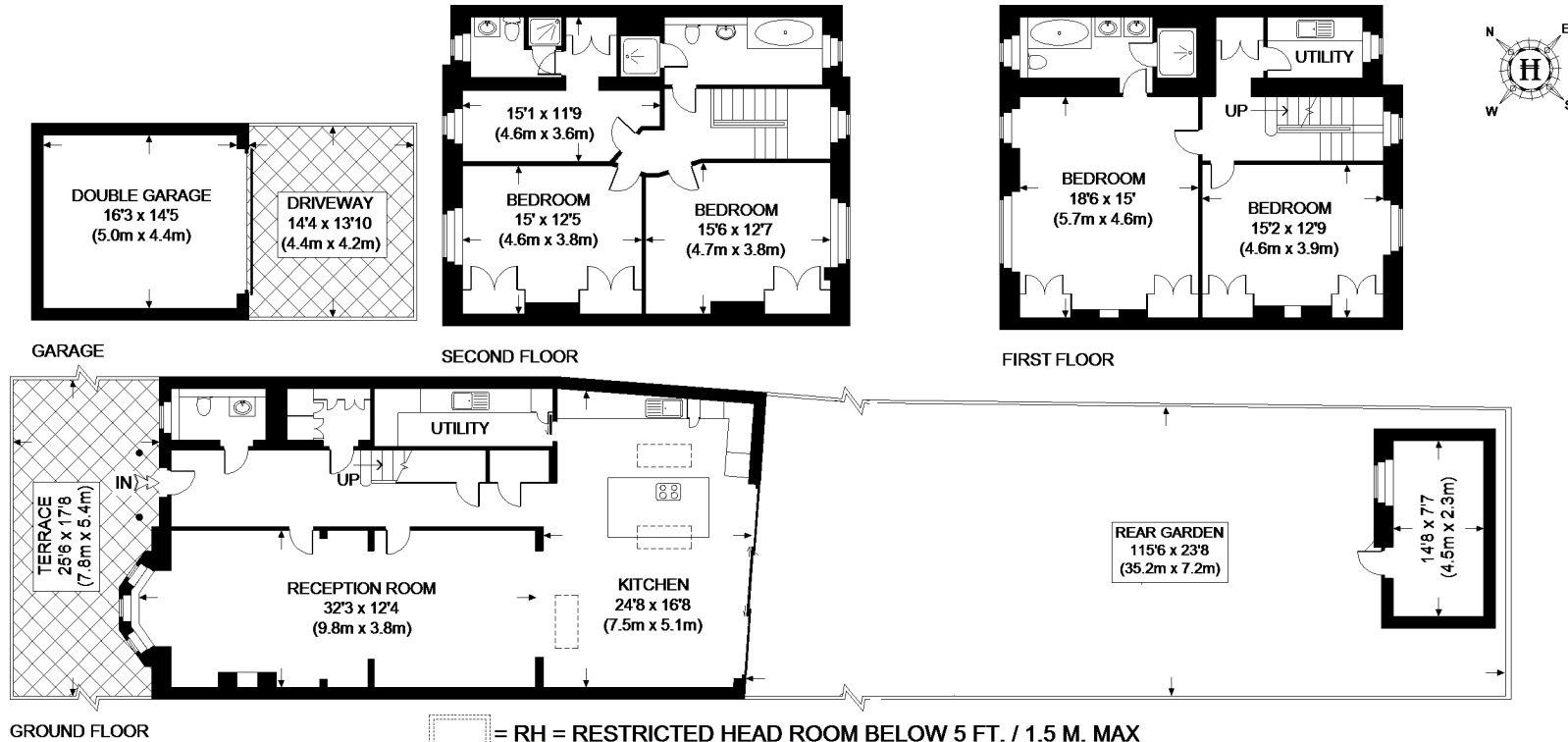
Location

The property is superbly situated for easy access to Richmond town centre and station which offers excellent links to central London via both underground and overground rail links. Royal Richmond Park with its 2500 acres of wonderful parkland, for walking or riding and Richmond riverside with it's many bars and restaurants are just some of the attractions that make this area so desirable.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

THE VINEYARD



APPROXIMATE GROSS INTERNAL AREA (EXCLUDING EXTERNAL STORE) =
 GROUND FLOOR = 1200 SQ. FT. (111.5 SQ.M.)
 FIRST FLOOR = 765 SQ. FT. (71.1 SQ.M.)
 SECOND FLOOR = 758 SQ. FT. (70.4 SQ.M.)
 TOTAL = 2723 SQ.FT. (253.0 SQ. M.)

EXTERNAL DOUBLE GARAGE AREA = 235 SQ.FT. (21.8 SQ. M.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

