

WARNEFORD

LOWER TEDDINGTON ROAD • HAMPTON WICK • KT1 4HJ



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ONE OF THE FINEST HOUSES AND PLOTS TO GRACE THE BANKS
OF THE RIVER THAMES



DESCRIPTION

This handsome detached Edwardian family home (dating from 1902) provides beautifully balanced family accommodation that is principally arranged over three floors. It occupies a generous plot of just under an acre, featuring stunning gardens that are predominantly laid to lawn and roll down to a particularly scenic stretch of The River Thames, where there is extensive mooring provision and river frontage.

The house has elegant reception rooms, as well as a number of generously proportioned bedrooms spread over the first and second floors. The impressive sweeping driveway, with a fountain in the centre, provides an eye-catching approach to the property as well as offering secure off street parking for a number of cars. In addition, the garage can accommodate up to two cars and also houses a games room which is currently home to a full size snooker table. A large, discreetly positioned workshop is also positioned to the front boundary.

On entering the property the delightful mosaic floored lobby leads into a spectacular period winter garden to the right, that is not only a beautiful aesthetic space for garden lovers but a wonderful additional reception space where you can enjoy the delights of the garden from inside. The lobby also gives onto the beautiful oak panelled reception hallway, providing a most graceful entrance and featuring a particularly handsome staircase with a striking personally designed stained-glass window. The gorgeous drawing room has an elaborately moulded 'Adam style' ceiling and fireplace, and French windows leading onto a delightful terrace with spectacular river views.





The library and dining rooms are also oak panelled, with the dual aspect library having lovely views over the garden towards the river. The beautifully appointed and spacious kitchen opens into a large games room, which would also work very well as playroom or family room. There is also a second study on the ground floor, as well as a laundry room, an original pantry, numerous cloakroom cupboards and storage. In the basement there is a full head height cellar. On the first floor there are three large bedrooms (including a fabulous principal suite with en-suite bathroom and dressing room) as well as a family bathroom (with a wonderful terrazzo tiled floor) and a separate WC. Whilst on the second floor there are three further bedrooms and two bathrooms, one of which is ensuite.

The magnificent manicured rear garden extends to 167 feet and has an exceptional selection of mature trees, including a Monkey Puzzle and a Eucalyptus. The large terrace provides an ideal alfresco entertaining space and opens onto the beautiful lawn that in turn leads down to the river, where there is a further paved area and a wonderful oak framed summerhouse perched on the riverbank.



LOCATION AND LOCAL INFORMATION

Warneford forms part of this prime conservation area within just a few hundred metres of Hampton Wick mainline station, providing a direct train service into London Waterloo.

Hampton Wick also offers a quaint array of local shops for day to day requirements whilst just over Kingston Bridge (within approximately half a mile) the more extensive shopping amenities are available with many of the major retail outlets evident.

Local schools, both private and state, enjoy an excellent reputation, as do the many and varied local sport clubs, including the much acclaimed Lensbury.

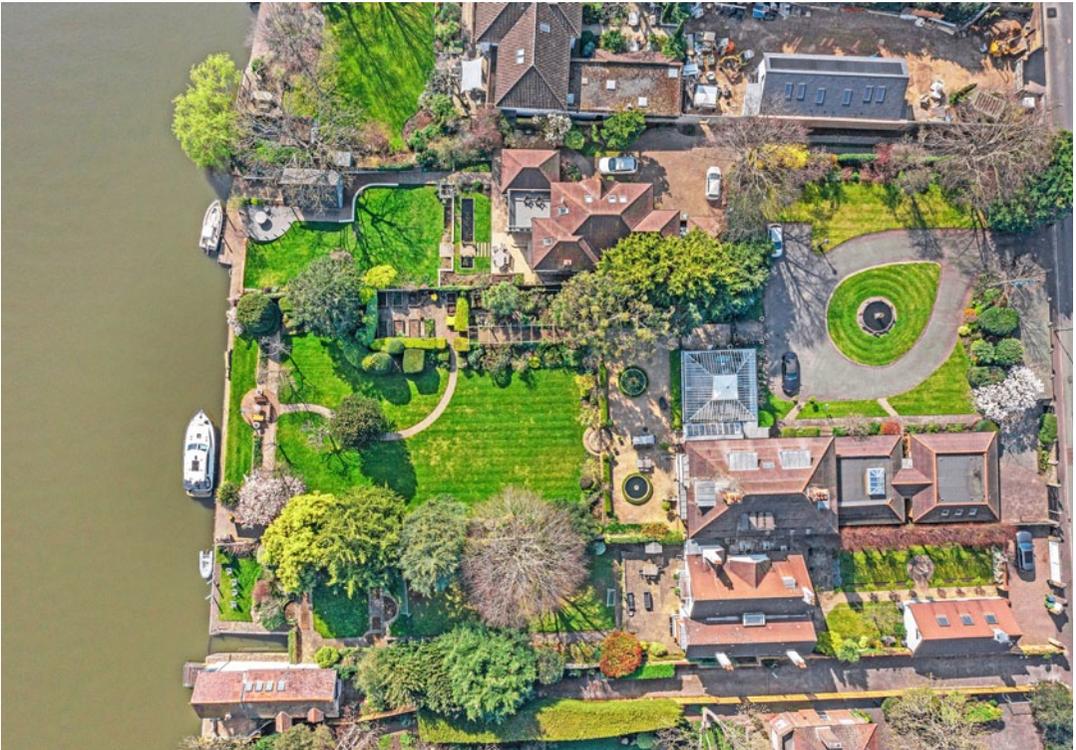
The commuter is further served by access onto the A308 (within approximately three quarters of a mile) which in turn adjoins the A3, thereby providing access into central London and the City. The A316 is also within easy reach and adjoins the M3 at Sunbury or Central London in the other direction, via the A4. The M3 in turn adjoins the M25 Motorway, connecting Gatwick and Heathrow international airports.



Tenure : Freehold

Price guide : Upon application

Viewing : Strictly by appointment with the vendors joint sole agents (contact details on the back page).



Warneford

Approximate Gross Internal Area = 7208 sq ft / 669.7 sq m
 (Excluding Reduced Headroom / Eaves Storage / Void / Including Garage)
 Reduced Headroom / Eaves Storage = 188 sq ft / 17.5 sq m
 Workshop & Summer House = 595 sq ft / 55.3 sq m
 Shed = 84 sq ft / 7.8 sq m
 Wood Log Shed = 127 sq ft / 11.8 sq m
 Total = 8202 sq ft / 762.1 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	