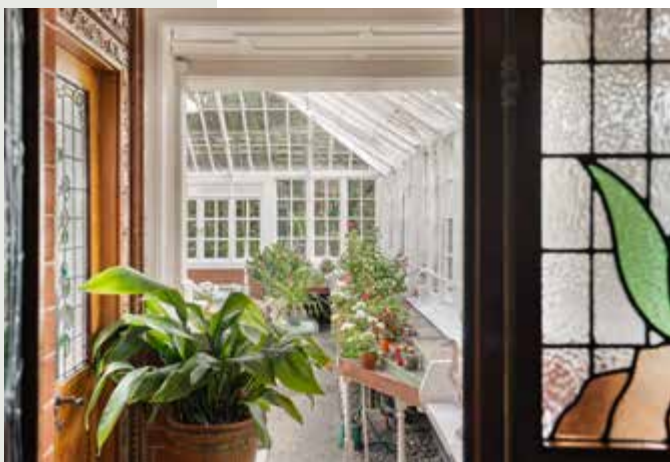




Warneford



Lower Teddington Road Kingston upon Thames KT1

Warneford is like a quiet country house but in a setting that is walking distance to all amenities, schools, transport links (trains and buses), parks and the river.

The house sits beside the River Thames in the quintessentially English village of Hampton Wick. This substantial family home sits on a plot of nearly 1 acre and has a 100ft mooring.

Renowned Office of Works architect Robert Boyce designed and built the house circa 1908. Boyce, known for his career building official diplomatic residences, embassies and other high-profile institutions around the world, brought back numerous artifacts from his travels, some remaining in the house today. He included some of his forward-thinking designs in the house.

Warneford benefits from a substantial 100 ft river mooring, offering direct watercraft access. The garden is fully irrigated from the Thames, as river frontage properties are allowed to draw water daily for watering purposes. Set along the mooring is an oak summerhouse with seating area, suitable for summer evening drinks or cozy winter entertaining.

The main house is set over four floors, accessed by two staircases. One leads to the top floor, which accommodates the guest suite, a guest sitting room /office and second bathroom and bedroom. There is also a large tank room with two mega flows, a pump and water storage, allowing for all showers to be power showers.



On the second floor there is a principal suite with dressing room, which benefits from the morning sunrise, as well as the dual aspect of river and front garden views. There are two further bedrooms, a separate bathroom and toilet. The bathroom is original, built with beautiful terrazzo flooring and the original radiator, which acts as under floor heating.

All bathrooms have been renovated by the current owners, modernising but in keeping with the house.

The main front door opens into a large conservatory in one direction, and the other into a large open wood-panelled hallway, with the main staircase leading to the second floor. The staircase is original, and is believed to have been inspired by one of Boyce's designs.

The spectacular conservatory (or winter garden) is stocked with a large variety of traditional and international plants. The heating system and hand-winding ventilation mechanisms are similar to those used in the glass houses at Kew Gardens, ensuring flowers thrive all year round.

Also on the ground floor is a large formal drawing/reception room, with views down to the garden and river. There is a large original working fireplace. The current owners have beautifully restored the ornate ceiling. Doors also lead from the sitting room into the conservatory.



There is a library next to the drawing room with panelled walls, a desk area and comfortable window seat, with views to the river. The room was originally designed as a music room, and has partial sound-proofing.

The formal, panelled dining room has a large fireplace with a decorative wooden fire surround, signed by Boyce as having been sourced in Zanzibar in 1902. The dining room can comfortably accommodate formal seating of 20 guests.

The current owners completely modernised the kitchen to include a light lantern, bringing light into the kitchen. Beyond the kitchen is a large garage, which has been divided into two parts. One half is being used as a snooker room, with a full sized original and complete snooker table, which dates back to 1865. The second half has been left as a garage, complete with a vehicle service pit. The garage area also has a toilet and small functioning kitchen area.

In the grounds, there is a very large workshop, enabling on-site repairs and construction. Next to the workshop is a wood store, housing wood salvaged from the grounds, to be used on the drawing room fire.

Many of the light fittings, door furniture and radiators are original. The original servants' bells remain in each of the major rooms.

All the electrics and plumbing were renovated 15 years ago.

The extensive rear terrace area was re-landscaped by the current owners to include a large entertaining and seating area, fish pond and matching flower planter.

The garden has large grassed areas at both the front and the back. The flowerbeds have, over the years, been well thought out to provide not only greenery but to constantly have a show of seasonal flowers, fruit and vegetables. There is a separate cottage vegetable patch. The house is surrounded by a variety of mature trees.

The house is accessed by front gates either onto the main driveway or via separate gates, which allow access directly into the garage.

In the front garden there is a large pond with fountain and parking space for numerous cars around a striking circular driveway.



Accommodation

- ◇ 6-7 Bedrooms
- ◇ 5 Reception rooms
- ◇ 4 Bathrooms
- ◇ 7,342 Square feet
- ◇ Outbuildings, secure, gated
- ◇ Detached
- ◇ Garden, river
- ◇ Off street parking, double garage

Gross Internal Area

682.1 sq m / 7,342 sq ft (Including Eaves / Garage)

Outbuilding 65.5 sq m / 705 sq ft

Total 747.6 sq m / 8,047 sq ft

Terms

Tenure: Freehold

Price: £8,995,000

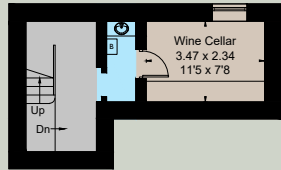
Local Authority: Richmond Upon Thames

Council Tax Band: H

EPC: E

Broadband: Available

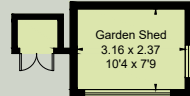
Services: Mains gas, electricity, water and drainage



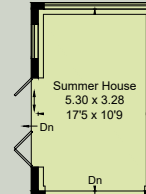
Lower Ground Floor



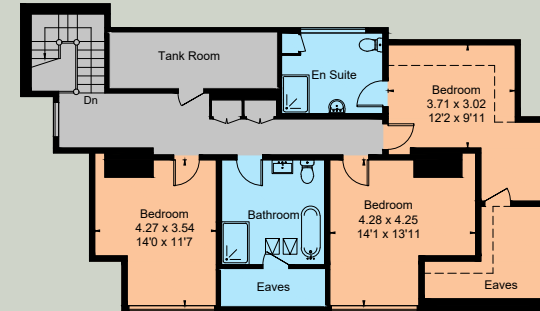
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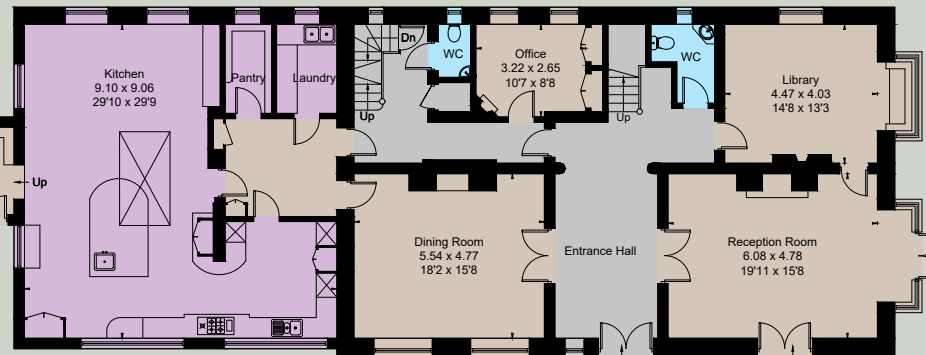
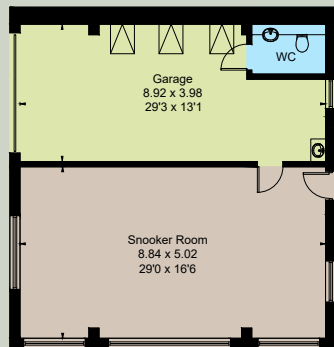
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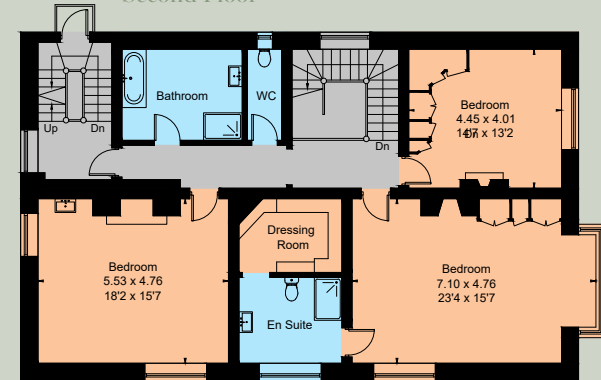
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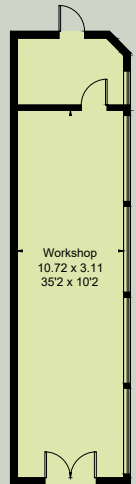
Second Floor



Ground Floor



First Floor



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