AVENUE LODGE

HAM COMMON • RICHMOND • SURREY

AVENUE LODGE

HAM COMMON • RICHMOND • SURREY

A remarkable and important Georgian family home occupying a wonderful setting

DESCRIPTION AND HISTORY

Avenue Lodge was built circa 1734 and is denoted as a building of special architectural and historical interest, by virtue of its Grade II listed status. Approached through double timber gates and set within a generous plot of just under an acre the house occupies a discrete setting, with its delightful walled gardens including a tennis court and indoor swimming pool. Also within the curtilage of Avenue Lodge and included within the sale is Avenue Cottage, an utterly charming two storey Dutch gabled cottage that was built in 1679 and is also Grade II listed. Behind Avenue Cottage there is a sizeable double garage which has a fabulous room above it, providing an ideal space for a teenagers den, gymnasium or games room.

With its stunning white rendered facade and beautifully regimented fenestration Avenue Lodge truly is a Georgian gem and this period integrity is also wonderfully intact inside, with a number of notable features including gorgeous fireplaces and a most elegant staircase. What really sets this house apart from so many of the other landmark period houses in and around Richmond is its lateral configuration. It is extremely rare to find a property of over 8000 square feet that is arranged over just two levels.

Tastefully refurbished and presented, there is a wonderful homely atmosphere and the beautiful open aspects and large windows afford a superb flow of natural light. The accommodation is practically yet flexibly configured and beautifully balanced, lending the house equally well to both everyday family life and formal entertaining.

Other features of particular note include underfloor heating throughout downstairs, three wired internet positions around the house, high speed internet connection, sky tv and solar heating panels for the swimming pool.

Whilst we can't supply all of the history of the house in this text there is more available upon request and a summary as follows : William Genew was a major local land owner who died in 1730, bequeathing his son, also William, an estate of roughly 30 acres in The Common Fields of Ham. He also owned two cottages set in around three acres, where he built Avenue Lodge and St Michaels Convent next door. In addition to his initial mortgage of £400 Genew took a further mortgage of £200 shortly after the construction of both properties was complete in 1734. However Genew had seemingly overstretched himself as by 1737 he was a 'prisoner in the Fleet for debt' and his estate was assigned to trustees on behalf of his creditors.

By 1892 Avenue Lodge had been purchased by Lord Dysart and was let to a series of short stay tenants (at an initial rent of £75 pa) of which little is known, except for a man by the name of Gilbert `a Beckett Terrell. He wrote a number of letters to Lord Dysart's agent complaining that Lord Dysart's cows got into Ham Walks (the bridle path leading to Ham House) to eat the grass but also munched holes in the hedge along his property, so that village children were able to stare in at them in their garden !

This is an extremely rare opportunity to secure a house of this calibre, history and setting and we are very proud and excited to be representing our clients as the sole selling agents.

LOCATION AND LOCAL INFORMATION

Avenue Lodge is enviably perched on picturesque Ham Common, adjacent to the bridle path that leads to historic Ham House - providing a truly semi rural feel and setting. Furthermore it is within just a few hundred metres of Richmond Park (with its 2300 deer inhabited acres) and a particularly scenic stretch of the River Thames - offering idyllic retreats from the hubbub of daily life.

The sophisticated yet charming shops and restaurants of Richmond are within just 2 miles. Whilst even closer at hand 'The Petersham Nurseries' and 'The Dysart' are held in high gastronomic esteem. Heathrow airport and Hyde Park corner are just 8 miles and 9.5 miles away respectively. Richmond train station provides a direct and rapid service into London Waterloo, as well as the District Line tube and overland line to Stratford, via north London.

There is a good selection of local shops at Ham Parade that cater superbly for day to day requirements, also within just a few hundred metres.

Local schools enjoy an excellent reputation and are amongst the best in the country.

Tenure ; Freehold

Price Guide; Upon Application

Viewing ; Strictly by appointment with Savills

Floorplans

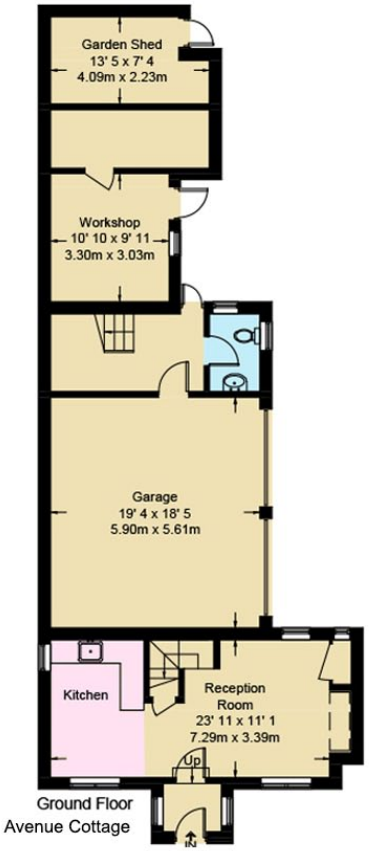
Avenue Lodge

Approximate Gross Internal Area = 6216 sq ft / 577.5 sq m
Avenue Cottage = 640 sq ft / 59.5 sq m
Outbuilding = 1218 sq ft / 113.1 sq m
(Excluding Reduced Headroom / Including Garage / Swimming Pool)
Reduced Headroom = 77 sq ft / 7.2 sq m
Total = 8151 sq ft / 757.3 sq m

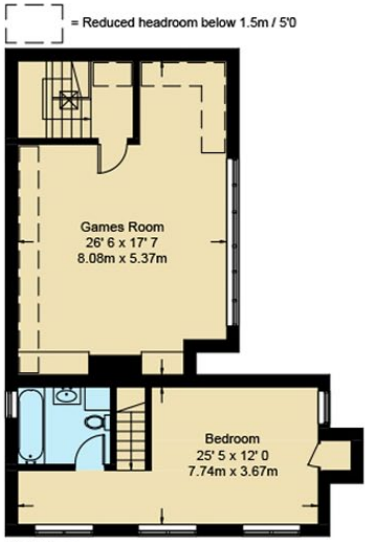
Not to scale, for guidance only and must not be relied upon as a statement of fact
All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice

Important notice: Savills, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 161215AW

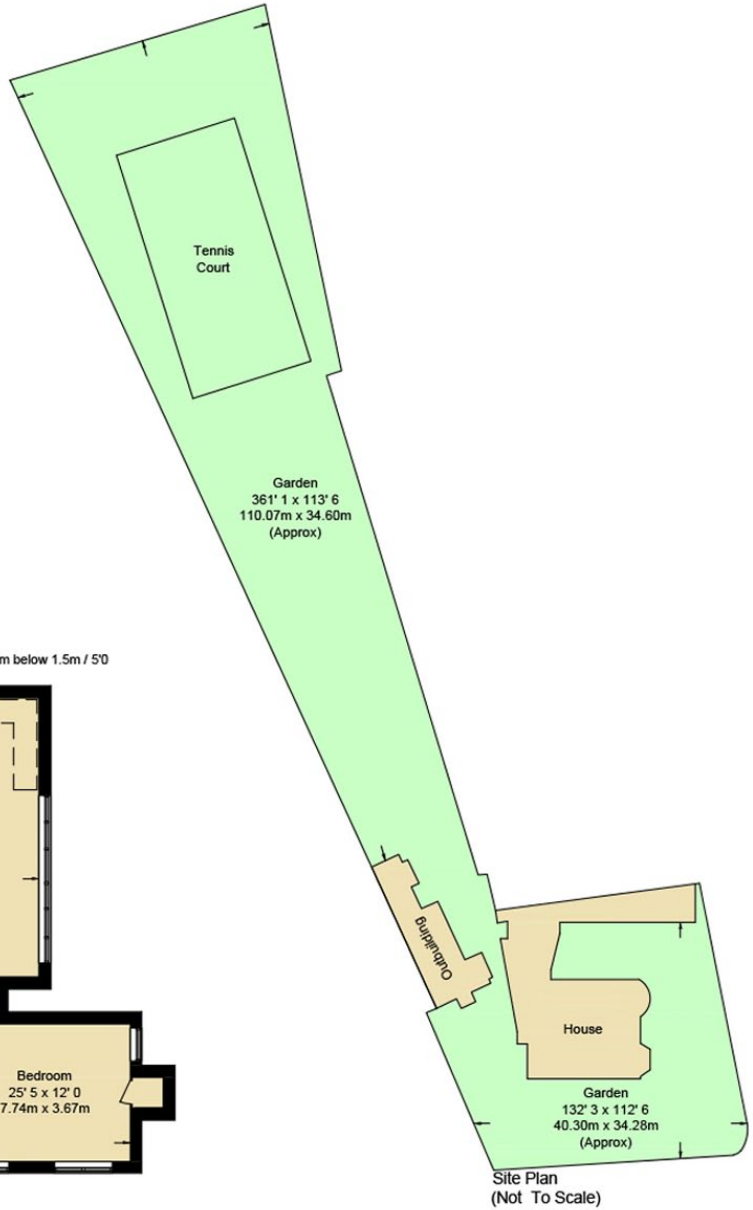
Floorplans



Ground Floor
Avenue Cottage



First Floor
Avenue Cottage



Site Plan
(Not To Scale)

savills

Savills Richmond

richmond@savills.com
0208 614 9100