

Hamptons

INTERNATIONAL



Sandy Lane, Richmond, TW10

6  6  3 

GUIDE PRICE

£4,250,000
(£4,250,000)

Property details



Key features

- Newly built detached home
- Highly energy efficient (EPC B upgradeable to A)
- Exceptional interior specification
- Advanced technology and security
- Professionally Landscaped Garden
- Impeccably finished accommodation
- Cutting edge energy efficiency and

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Description

A substantial, architect designed detached family home offering approximately 4,382 sq ft of beautifully appointed accommodation, rebuilt entirely from the foundations up and completed in February 2023. Finished to an exceptional specification throughout, this is effectively a newbuild home combining advanced energy efficiency, intelligent infrastructure and refined interior design. Set back from the lane behind a smart, landscaped frontage, the house presents a handsome, traditional exterior while concealing a highly contemporary interior arranged over three principal floors. The ground floor is centred around an outstanding openplan kitchen / breakfast room, designed, handmade and installed by Holloways of Ludlow (Richmond). This impressive space is ideal for both family life and entertaining, flowing seamlessly into the reception areas and opening onto the garden beyond. Complementing this are a separate reception room, a comfortable sitting room and a useful home office. A notable feature of the ground floor is its inclusive, futureproofed design, with stepfree access via the main entrance and a fully accessible groundfloor bathroom adjacent to the TV room, suitable for wheelchair use and offering scope for further adaptation if required. Upstairs, the first floor provides a generous arrangement of bedrooms, including a principal bedroom suite with dressing areas and en suite facilities, alongside further bedrooms and bathrooms thoughtfully laid out for family living. The top (attic) floor adds excellent versatility, benefitting from independent airconditioning and ideal for a principal suite, guest accommodation or recreational space, with additional storage areas neatly incorporated. Designed with energy efficiency, modern comfort and longterm adaptability firmly in mind, the house delivers outstanding performance alongside refined living. The property currently holds an EPC rating of B, with the potential to achieve A through the straightforward addition of solar panels. Heating and cooling are provided by a 14kW air source heat pump, supplying wet underfloor heating throughout both the ground and first floors, with radiators serving the attic level. Bathrooms benefit from electric underfloor heating and electric radiators for responsive comfort. A Heatmiser smart system, controlled via app, allows independent temperature management across all principal rooms, bathrooms and heating zones. The heat pump is also adaptable for airconditioning. An independent airconditioning unit serves the attic. While fully aligned with modern electric systems, the house retains its gas infrastructure, including a gasfuelled fireplace and the option to install a backup gas boiler if ever desired. Practical futureproofing continues externally, with a dedicated EV charging conduit running from the electricity meter to the front garden. Technology has been discreetly and professionally integrated throughout, with a commercialgrade networking and security system incorporating fibre broadband with backup wireless WAN, a highspecification router, wired PoE mesh access points throughout the house, and hardwired PoE camera coverage linked to a separate video recording system. Internally, the finish and attention to detail are immediately apparent. The ground floor is laid with bespoke Ted Todd 'Madingley' primegrade oak flooring, individually made to order, while the first floor and attic feature brushed and oiled European Oak boards. Lighting has been carefully specified, with an Orluna architectural lighting system across the ground floor, celebrated for its precisionengineering and exceptional colour rendering, producing a natural, warm quality of light. The property benefits from a BuildZone 10year structural warranty, insured by XL Catlin, commencing on 14 April 2023, providing reassurance for future owners. Outside the gardens have been professionally designed by Terrabuild, offering attractive yet highly practical outdoor spaces. A sophisticated multizone smart irrigation system serves both front and rear gardens, controlled via app and integrated with live weather forecasting. A substantial soakaway system, formed with geotextilewrapped crates set discreetly within the rear garden, provides effective surfacewater management during heavy rainfall, safeguarding drainage and foundations. Outbuildings offer further versatility for storage, home working or leisure use. Situation Situated within two miles of both Richmond and Kingston (with their sophisticated array of shops, restaurants and boutiques) the house is within just a few hundred metres of Richmond Park (with its 2300 deer inhabited acres), stunning Ham Common and a particularly scenic stretch of The river Thames - all providing an ideal retreat from the hubbub of daily life. Richmond train station offers a direct and rapid service into London Waterloo, as well as the District Underground Tube and overland line to Stratford, via North London. There is also a good selection of local shops at Ham Parade, within just a few hundred metres. Local schools enjoy an excellent reputation and are considered amongst the best in the country. Schooling in the area is also excellent with The German School London, Grey Court School, Tiffin and Kingston Grammar School being some of the closest as well as Thomas's College on Richmond Hill not far way. Property Ref Number: HAM-66149



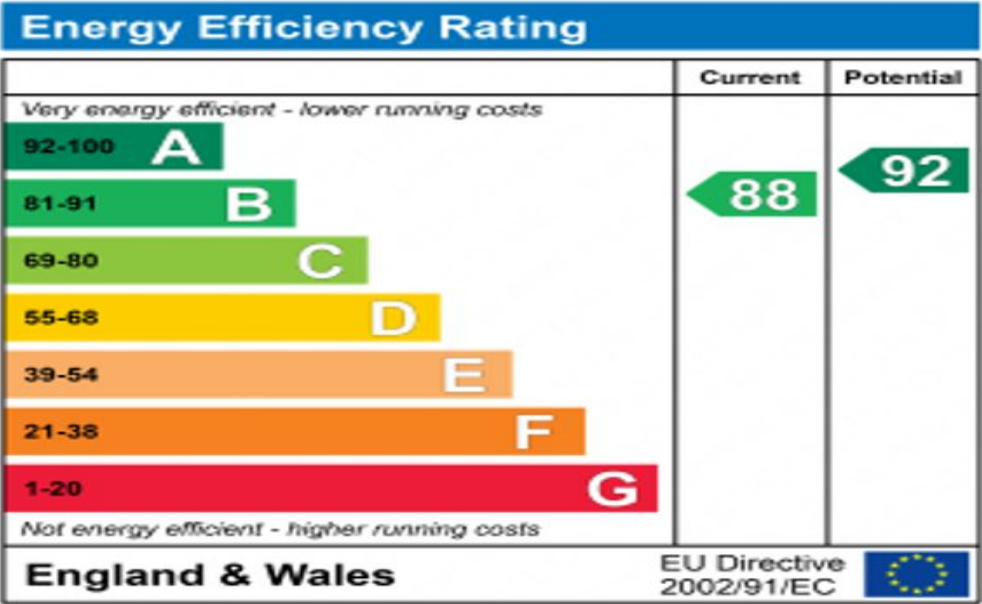












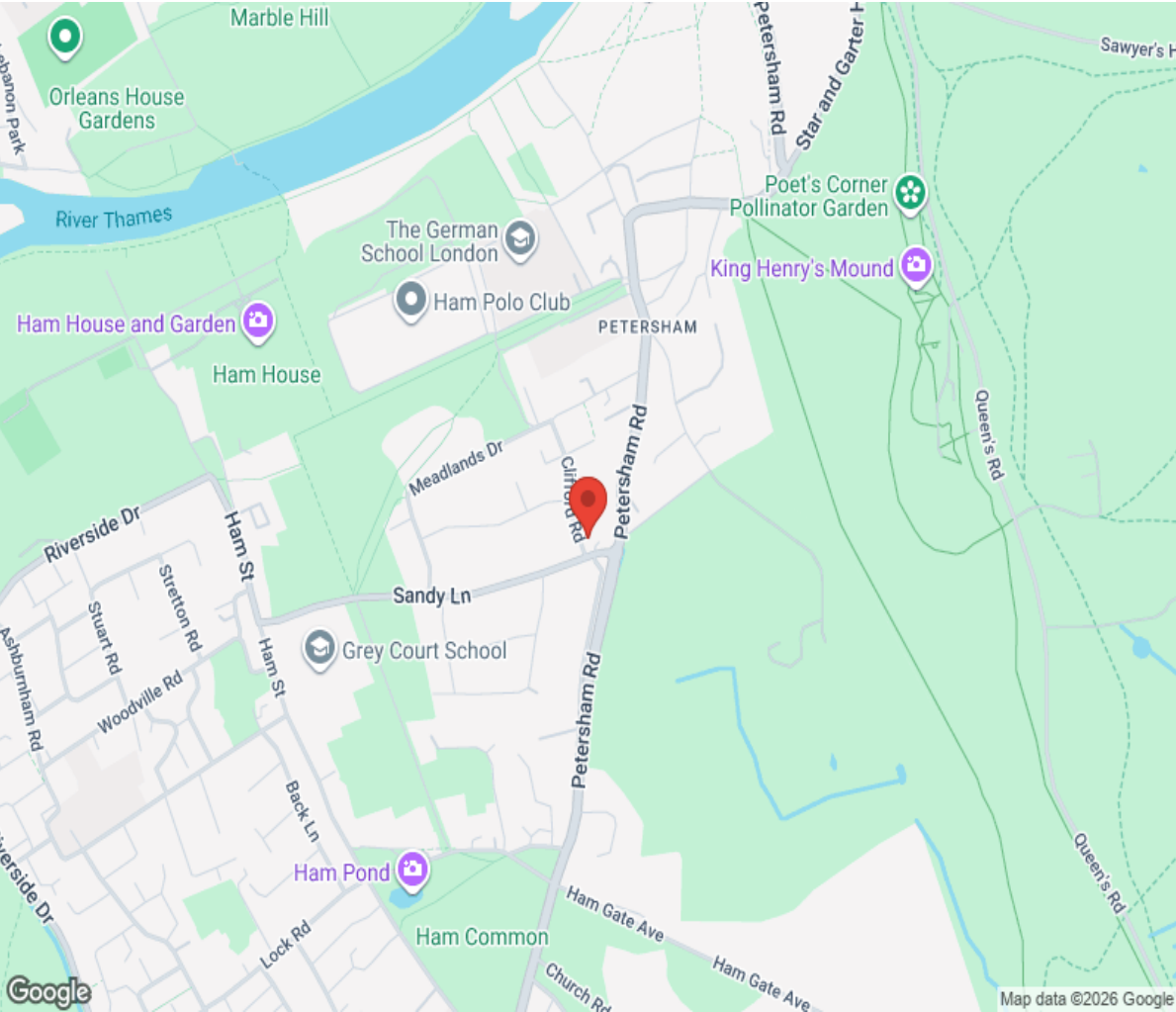
Floor plan



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



Location



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