

A Town House With Country Values In Roehampton

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Award-winning luxury homes developer Richstone Properties has just released for sale five-bedroom Upton House...



Credit: Upton House (Richstone Properties)

Luxury living in south-west London is an attractive thought, whether or not it's within budget, and a new home from award-winning **Richstone Properties** won't disappoint keen house-hunters.

Roehampton, the location for Upton House, is a city dweller's dream solution, having fast access to central London but on the doorstep of rural parkland. The neighbouring new property, Holford House, has just won a prestigious **WhatHouse? Award for Best Interior Design** and is now sold. It was also built by Richstone, and went under offer within two weeks of going on the market, so interest is already high to view Upton.

This leafy residential enclave adjoins 2,500 acre Richmond Park, with glamorous neighbours Barnes Village and Richmond Town providing a sophisticated mix of cultural entertainment and high-end shopping.

Victorian-inspired, double-fronted detached property has specialist hand-finished bricks, along with Portland stone window and door surrounds, and is situated in one of Roehampton's premier roads, Roedean Crescent, with a sprinkling of celebrity neighbours and only a minute's walk from Richmond Park.

The bright hallway has an understated elegance, with rough-cut limestone and Crittall-framed glass doors hand-painted to create a more textured aesthetic, while beautifully engineered oak floors run throughout the rest of the expansive home.

The upper floor levels feature a total of five large double bedrooms, three of which have air conditioning, and all with en suite bathrooms and custom-built wardrobes. The master and guest suites also have walk in dressing rooms. A 19th-century Swedish sofa with intricate detailing is displayed in the master and an antique Swedish Mora clock nestled between guest suites provides an iconic take on the traditional grandfather clock. A unique 'long gallery' leisure room/study comes with a super-sized, built-in movie-style 75" TV, a perfect private den hidden away off the main elliptical staircase.



On the ground floor is a formal reception room, a dining room with a late 18th-century French Papier Peint creating a breathtaking feature wall, an oversized guest cloakroom/WC, and flanking the entire rear width, 54sqm of kitchen and family living space, with beautiful painted cabinets, and bi-fold doors to the rear garden. The adjoining utility and laundry room has a useful access door to the garage.

Behind the video-controlled entry gates is a cobbled driveway with off-street parking, and the surrounding generously sized gardens, which are fully landscaped and planted, have an automatic irrigation system.

Richstone's unmistakable design flair emerges with their hand-picked, antique 19th-century chandeliers and marble fireplaces, handcrafted architectural hardware, Farrow and Ball painted cabinetry, lofty tall ceilings, and book-matched marble master bathroom. Broad plank oak floors, decorative coving and ceiling roses, a custom-built solid oak staircase which shelters an Italian 1950 reconstituted marble statue and oval period-style skylight contribute to the timeless, quality appeal of this family house.

The Wise wireless lighting, underfloor heating (even to the limestone entrance hall), photovalvic roof panels, and Heatmiser Smart control heating system make Upton House energy efficient and highly sustainable. Banham intruder alarm and audio-visual gate entry with CCTV ensures peace of mind both externally and within the home.

Richstone's after sales maintenance and care service is complimentary for the first year (second year through negotiation). This includes weekly garden landscaping visits, maintenance and servicing of the heating and cooling systems, garden irrigation system, AV, lighting, Banham security systems, all mechanical and electrical installations and even window cleaning.

As a family-owned business with strong local connections, **Richstone** is now also able to offer a superior range of additional services. From chefs, butlers, cleaners and gardeners, to nannies, chauffeurs and at-home personal trainers, the Richstone team are able to connect their clients to the top rated professionals in the area, allowing new tenants to settle into their new area quickly.

With a guide price £6.25m. Upton House is available to view by appointment through www.richstoneproperties.co.uk.