

INIGO



Christchurch Road

LONDON SW14
£700,000 FREEHOLD

Built in 1750, this characterful Grade II-listed cottage lies in peaceful East Sheen, on the fringes of the restorative expanses of Richmond Park. Colourful interventions – including a pastel-pink kitchen – have added a contemporary dimension to the home, one that chimes with its period pedigree. A smart studio has also been added in the garden, and a third bedroom carved out in the embracing eaves space. Christchurch Road is well-placed for exploring the local area and for travel into central London from nearby North Sheen station.

Setting the Scene

East Sheen splintered off from Sheen (an early name for neighbouring Richmond) at some point in the 13th century. Christchurch Road lies to the north of Richmond Park, which was created by Charles I as a deer park. It now stands as a national nature reserve, a Site of Special Scientific Interest and a Special Area of Conservation. It is also Grade I-listed and featured on Historic England's Register of Historic Parks and Gardens of special historic interest.

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This house is one of a pair of 18th-century brick cottages topped with a tiled roof. Its picture-pretty frontage is punctuated by a series of windows and is draped with the sweeping tendrils of a wisteria that, come spring, erupts with lilac blossom. Inside has been subject to a deft transformation in recent years, one that has brought colour and light while retaining the house's early sensibilities.

The Grand Tour

A neat, brick-laid front garden separates the house from the quiet street in front. Entry is through a blue-painted front door that opens to the living room. A moody green hue washes the walls here, contrasting with a more vibrant shade used beneath the beams that span overhead. Inside the original fireplace is a log-burning stove; a broad mantel rests above, providing a spot to place cards and trinkets. On one side of the chimneypiece is a storage cupboard, with shelves set on the other.

Beyond a hallway is the kitchen, the bright, colourful crux of the home. Pastel-pink walls amplify the light that pours in through a pair of deep roof lights overhead; chequerboard tiles underfoot are a clever visual counterpoint. Cabinetry wraps around the space in an L-shape and bounds a Smeg range-style oven and built-in appliances. Glazed doors on one side and an adjacent stable-style example provide easy passage to the garden beyond.

Verdigris-coloured stairs with generous storage beneath ascend to the first floor. The primary room is to the front, with a pair of beautiful period windows, generous bank of wardrobes and soothing grey-painted walls. A second bedroom is tucked behind and is presently used as a bright study.

A second set of stairs ascends to the top floor, where an airy third bedroom lies. A dormer window overlooks the rear garden and rooftops beyond.

All three bedrooms are served by a smart ground-floor shower room with a large walk-in shower, glazed grey metro-tiled walls and a high-level storage shelf.

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The Great Outdoors

A charming patio garden extends beyond the house, with room for seating and for potted plants. At the rear is a studio/office space with a wall of glazing. Currently used for storage, the space would equally make for a brilliant artist's studio or yoga space.

Out and About

East Sheen has a well-served high street with several independent shops, restaurants, cafés and pubs; local favourites include Black Salt and Hare and Hounds. Even closer to the house are cosy pubs The Plough and The Victoria – perfectly placed for a pitstop after a walk, or for trivia aficionados to try out the latter's weekly pub quiz.

Richmond Park is mere minutes away from the house and is the largest of London's royal parks. It presents a unique mix of habitats, from wetlands and meadowlands, ancient trees and acid grassland that, in turn, bring with them a rich offering of wildlife. It also has a golf course, playgrounds, sports facilities and two cafés, along with Isabella Plantation, a 40-acre 'garden' with a world-regarded azalea collection.

There are plenty of excellent places to eat in the wider area, including the inimitable Petersham Nurseries. Kew (with its wonderful gardens), Barnes, Chiswick, Ham and Putney are also all within easy reach.

East Sheen is known for its schools; state-run options include Sheen Mount Primary School and Holy Trinity Church of England Primary School. There are also several prep-level and senior options nearby.

The closest station to the house is Mortlake, around a 10-minute walk. Also close is North Sheen, which runs services to Waterloo in around 26 minutes, passing through Vauxhall (Victoria Line and National Rail) and Clapham Junction (for Overground services) en route. There are also plenty of bus services in the local area.

Council Tax Band: E

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About

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.