

REMARKABLE RICHMOND

Culture and countryside cheerfully collide in this Surrey riverside town, says Cheryl Markosky



Frightened at the thought of waving goodbye to the bright lights of London, but fancy the idea of leafy avenues and country pursuits? Then perhaps you should consider Richmond, with its blend of both worlds.

Wearing your country mouse hat, you can enjoy a morning jog along the Thames or watch deer roam round 2,500-acre Richmond Park. And in town mouse guise, a trip to the theatre, cinema, bar or restaurant is straightforward.

“The balance of urban and rural has meant that house prices have remained relatively protected from the recent downturn,” explains Marsh & Parsons’ Hamish Bruce.

Prices start at around £350,000 for a one-bedroom flat, £900,00 for a two-bedroom place on the Thames, and rise to £1.8-£2 million for a family house on prestigious Richmond Hill.

Richmond can be compared to Hampstead, but, as it’s on one of the prettiest stretches of the river, it beats its north London competitor hands down, believes Daniel Hutchins of Savills.

“Expanding families from Wandsworth and Clapham desiring a garden, and downsizers preferring to stay in the area, are all fans of Richmond,” he says.

There’s a flourishing new homes market as well, with leading developers, such as Berkeley Homes and London Square, producing quality and good-value housing, Daniel adds.

Trish Tollman, a sales consultant at Berkeley Homes, is selling the remaining properties from a total of 57 Victorian-inspired three- to five-bedroom homes, which are priced

ANCASTER GATE, RICHMOND HILL

£5,995,000

Four-bed, bow-fronted Georgian home restored by London Square, with grand staircase, high ceilings and garden backing onto Richmond Park.
www.featherstoneleigh.co.uk



RICHMOND CHASE

FROM £1,480,000

Berkeley Homes’ family townhouses with large sash windows and high ceilings. Adjacent to Richmond Park, but only about 10 minutes from the town centre.
www.richmond-chase.co.uk



RICHMOND HILL

£1,950,000

Sensational views of the Thames from a well-proportioned two-bed apartment with a roof terrace.
www.savills.com

THE STAR AND GARTER, RICHMOND HILL

£6,000,000

Three-bed, three-bath apartment in a Grade II-listed landmark building, with two private terraces and historic view of the Thames protected by an Act of Parliament.
www.knightfrank.co.uk

from £1.48 million, at Richmond Chase on Richmond Park.

To encourage upsizers, Trish is offering 100% part-exchange deals. “We will get three valuations for the buyer’s house and it can be traded for the middle figure for a new property at Richmond Chase.”

London Square has two schemes in the area. The first, Ancaster Gate, has a combination of new-build houses and homes in converted Ancaster House – something to suit all-comers.

The second project, The Star and Garter, was originally a Neoclassical-style hotel on Richmond Hill. It’s been renovated to accommodate 86 apartments, of which 85% have already been sold.

London Square sales manager Sandra Bruce says that people in their early thirties through to those in their sixties have been buying here.

“Some are captains of industry and others are downsizers from the area keen to live in the iconic Grade II-listed building,” she says. Sandra believes most are lifestyle purchases.

“People love using the gym, concierge service, and Mercedes town car that takes them to the station, plus there’s The Ivy, Waitrose and Whole Foods.”

“Richmond, and all it offers, will always stand firm in people’s affections,” opines Patrick Glynn-Jones of Jackson-Stops.

The headlines, says Patrick, are that it’s “an easy commute to London – just 17 minutes by train to Waterloo – there are fantastic schools, and new eateries and shops are arriving.”

Two hip new kids on the block are the intriguingly named Kiss the Hippo specialty coffee shop, and Venchi, which sells artisanal Italian chocolate and ice cream.

A broad mix of architecture – Georgian, Edwardian, Victorian, William and Mary, and contemporary – attracts purchasers, too, points out Knight Frank’s Mathew Hahn.

He’s sold a number of listed houses on prime Richmond Hill and Richmond Green, costing between £10-£18 million. “Typically, top businessmen, and showbiz and sporting celebrities buy these historic homes.”

Chestertons’ Daniel Killick reports premium pricing and an active market in prized districts such as Richmond Hill, and in other parts of the town where locals are trading up and down.

He says buyers from high-value boroughs like Kensington and Chelsea come predominantly for the schools – outstanding state primaries are Marshgate, The Vineyard, St Elizabeth’s and Holy Trinity – but also for quality of life.

“Richmond’s been voted one of the best places to live in the UK by *The Times* this year,” declares Daniel. “It charms people, and once here, they tend to stay.”

With its unbeatable mix of metropolitan and rural living, it’s not surprising that Richmond has become a destination for those seeking an amicable town and country mouse existence. 🏡



RICHMOND HOUSE, ROEDEAN CRESCENT

£4,650,000

Six-bedroom family home that’s been refurbished, including kitchen/family room opening onto orangery and a separate studio at the bottom of the garden.

www.hamptons.co.uk



THE OLD SCHOOL

£895,000

Split-level, two-bedroom apartment with vaulted ceilings and Gothic-style windows in a converted school in the heart of the town centre.

www.marshandparsons.co.uk



ISABELLA HOUSE, ARARAT ROAD

£8,250,000

Double-fronted, detached, six-bed house from Richstone Properties, with handcrafted kitchen, solid oak staircase, underfloor heating and grand first-floor master bedroom suite.

www.knightfrank.co.uk



MONTAGUE ROAD

£4,400,000

Substantial six-bed Victorian house with dining, drawing and family rooms, home office, study, kitchen/breakfast room, summerhouse and 66ft garden.

www.jackson-stops.co.uk



RICHMOND BREWERY STORES

FROM £1,450,000

Banda Property has seven duplex apartments with balconies, off-street parking, and views over a wild garden and the Thames.

www.richmondbrewerystores.co.uk

FACT FILE

What’s special: Richmond Park, Richmond Green – once Henry VII’s jousting ground, posh eateries La Trompette, The Bingham, La Buvette, Petersham Nurseries and The Ivy Cafés, Waitrose, Whole Foods Market, Richmond and Orange Tree Theatres, Odeon and Curzon Cinemas, and Roebuck pub on Richmond Hill where you can see artist JMW Turner’s iconic view of the Thames.

What’s new: Richmond Brewery Stores (Banda Property), The Star and Garter (London Square), Ancaster Gate (London Square), Fitzroy Gate (St James and Beechcroft Developments), Richmond Chase (Berkeley Homes).

Celebrities: Tom Hardy, Charlotte Riley, Pete Townsend, Fearnie Cotton, Jesse Wood, Mo Farah, Joe Wicks, Peter Egan and Roy Hodgson.

Connections: Only 19 minutes by train to Waterloo, District line to the City in 40 minutes, Overground to Hampstead in 30 minutes, and proximity to the M3 and M4 with quick access to Heathrow and the West Country.

Schools: Marshgate, The Vineyard, Christ’s School, St Elizabeth’s, Holy Trinity, King’s House, Richmond upon Thames College.

Sports: Richmond Golf Club, Ham Polo Club, cricket on Richmond Green, cycling and running along the Thames, horse riding at Stag Lodge and Ham House, watersports on the river.

Property prices: Zoopla average asking price £655,946.

DID YOU KNOW?

- Richmond Park is the largest London Royal Park and three times the size of Central Park.
- Richmond Bridge, completed in 1777, is the oldest surviving Thames bridge.
- Richmond is twinned with Fontainebleau in France, Richmond, Virginia in the US, and Konstanz in Germany.
- In 1596, a flushing loo was installed in Richmond Palace. Queen Elizabeth I declined to use it, as she hated the sound.
- Richmond’s a top film and TV location. *Billy Elliot*, *Bugsy Malone*, *Sherlock Holmes: A Game of Shadows*, *Finding Neverland*, *Agatha Christie’s Poirot* and *Downton Abbey* were all shot here.