



Orchard House, 61 Christchurch Road, SW14

Guide Price £1,500,000



## Orchard House

61 Christchurch Road, London, SW14

From the road, this is one of those houses you could almost miss.

Quietly tucked away and partially screened from view, it isn't until you step into the driveway that it begins to reveal itself. The space opens up — where there is currently an area at the front that has been used for off-street parking for two cars — and then with the feeling that you've stumbled upon something rather special.

This four-bedroom semi-detached home has been lovingly cared for by the same family for over three decades and is now ready for its next chapter.

Stepping inside, the proportions become immediately apparent. A good-sized entrance hall sets the tone, with a flexible room to the right that could work equally well as a bedroom or a study. Moving through, the reception and dining space opens up — and again, it feels larger than anticipated. A modern extension with floor-to-ceiling glazing draws in natural light and enhances the sense of space, creating a wonderful flow to the garden. Just off this sits the kitchen and a separate utility room.

Upstairs, you'll notice the ceiling heights really add to the sense of space. There are three proper double bedrooms, a family bathroom and an en-suite to the middle bedroom. What stands out most, however, is the light — with windows on three sides thanks to the semi-detached position, the rooms feel bright throughout the day.

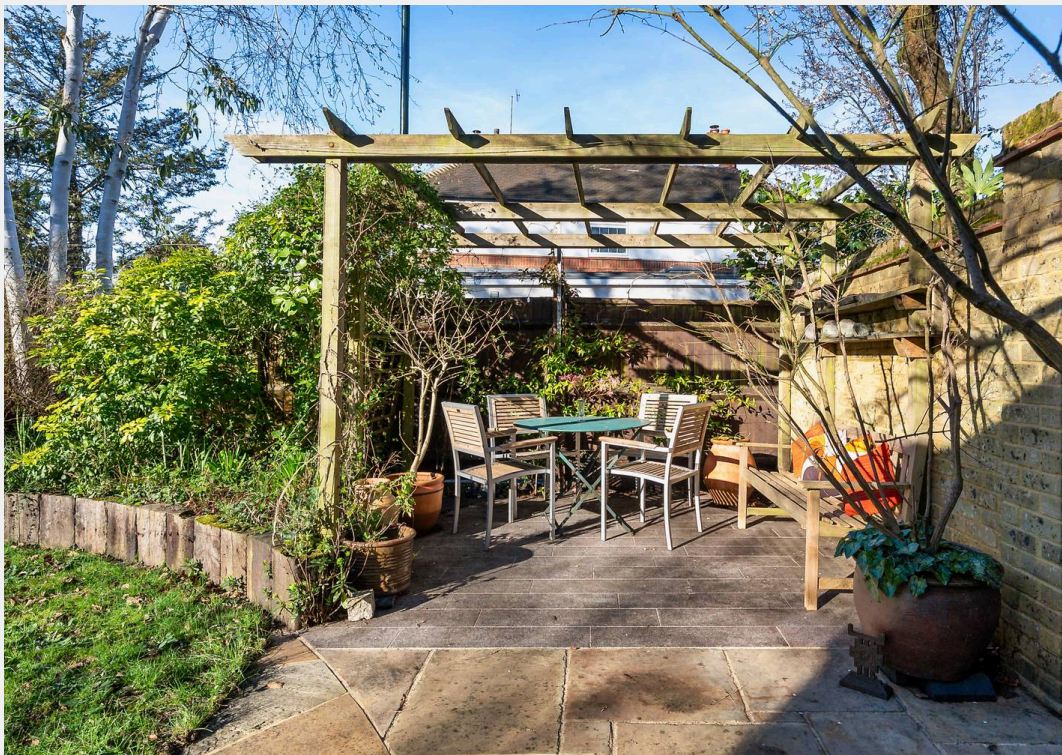
The westerly-facing garden is a real highlight. Carefully crafted and nurtured over many years by owners with a genuine passion for gardening, it offers a series of beautifully positioned seating areas that follow the sun throughout the day — three distinct patios tucked into charming nooks and corners, alongside a central lawn. It's a garden with depth, thought and character, and one that has clearly been cherished.

There is also scope to extend, subject to the usual planning consents, allowing a buyer to further enhance and future-proof the accommodation if desired.

Homes like this — quietly positioned, long held and full of opportunity — rarely come to market.









# Orchard House

61 Christchurch Road, London

Positioned in the heart of Parkside, you are just moments from Sheen Common — with its wide green expanses, mature woodland areas, tennis courts, bowling green and summer Sunday cricket — offering wonderful space for dog walks and an idyllic setting to bring up children. From there, you can wander straight through into Richmond Park and on towards Richmond itself. Families will appreciate being just a short stroll from Sheen Mount Primary School, widely regarded as one of the area's most sought-after primary schools. Tower House School is also within easy walking distance, adding to the strength of schooling options nearby. Local favourites such as The Plough and The Victoria are close by, while Sheen's high street and Mortlake Station provide convenient access into Waterloo and bus routes into Richmond — although with Sheen Common quite literally on your doorstep, you may find yourself walking more than travelling.

Council Tax band: G

Tenure: Leasehold

EPC Energy Efficiency Rating: D

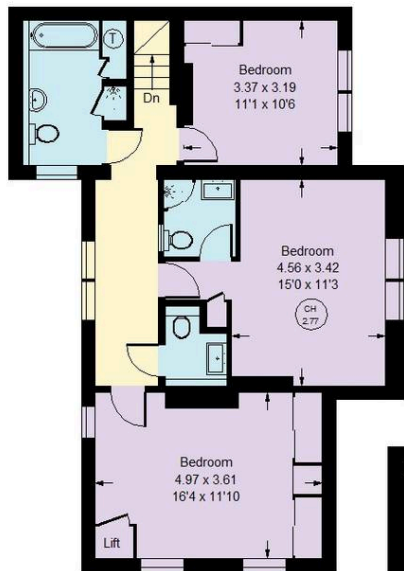
EPC Environmental Impact Rating: G

- Four-bedroom semi-detached home (1,786 sq ft)
- Requires full renovation — excellent opportunity to create your own vision
- Potential to extend (STPP)
- Prime Parkside location
- Close to highly regarded local schools
- Westerly-facing garden



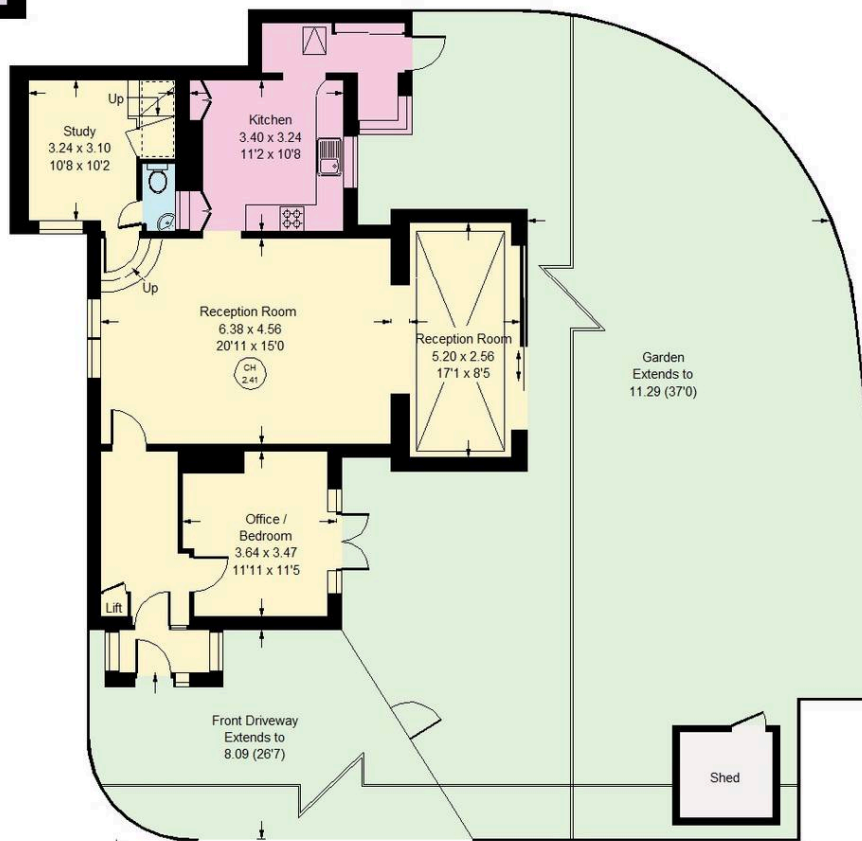
## Orchard House Christchurch Road, SW14

Approx. Gross Internal Area  
165.9 sq m / 1786 sq ft  
(Including Lift)



First Floor

= Reduced headroom below 1.5 m / 5'0"



Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale. No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance. Plan is for illustration purposes only, not to be used for valuations.



## Rigby & Marchant

020 3005 3235

[sales@rigbyandmarchant.co.uk](mailto:sales@rigbyandmarchant.co.uk)

[www.rigbyandmarchant.co.uk/](http://www.rigbyandmarchant.co.uk/)

# R&M