



Park Holme Cottage Sheen Common, SW14

Guide Price £1,800,000

RIGBY &
MERCHANT

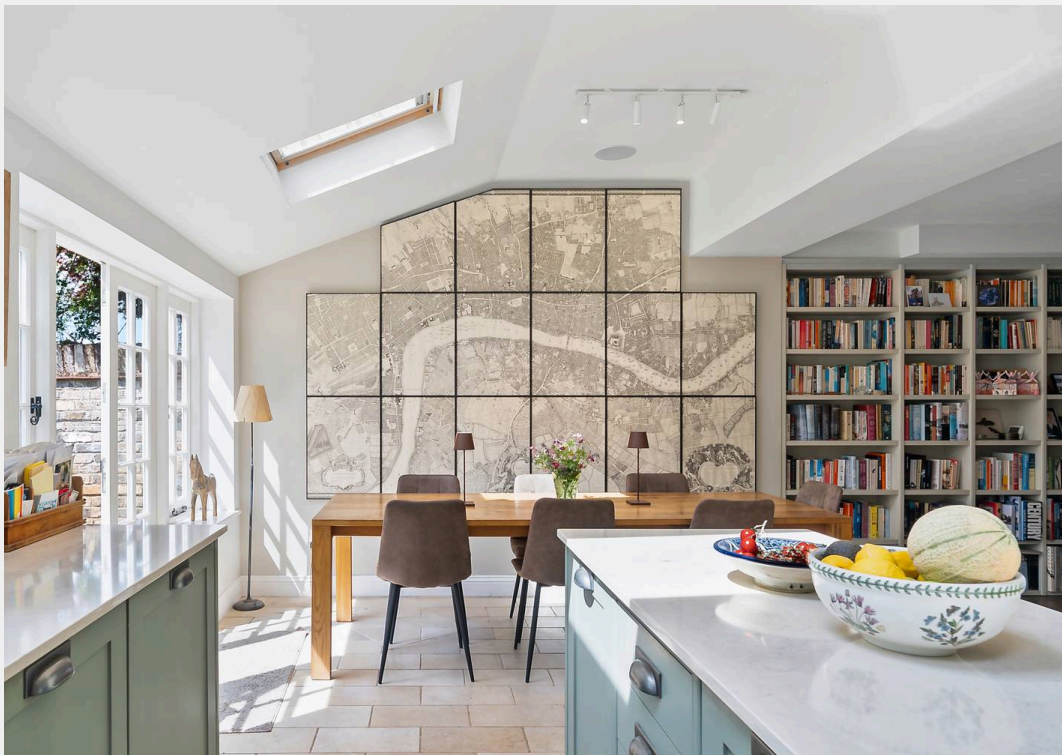


Peaceful Secluded Setting

Tucked away at the end of a private lane off Fife Road, directly overlooking Sheen Common and moments from Richmond Park, this is one of those houses that rarely ever comes to the market. One of just three Victorian cottages positioned on the edge of the Common, the house enjoys an exceptionally peaceful and secluded setting, with footpaths leading straight into Sheen Common Woods and direct pedestrian access into Richmond Park.

It is difficult to imagine a more special location for those who value open green space and nature, yet still want to be within easy reach of East Sheen's shops, cafés, excellent schools and transport links into the West End and City. Believed to date from around 1860, the cottage has been thoughtfully remodelled and beautifully refurbished over the years, creating a home that blends period charm with modern-day practicality. Upstairs, the principal bedroom is a particularly lovely space, flooded with natural light from triple-aspect windows and complemented by a separate dressing room and family bathroom. The second bedroom retains much of its Victorian character, including two original fireplaces, and benefits from a stylish en-suite shower room. The ground floor has been designed very much with modern living in mind.

A welcoming entrance hall leads through to an impressive open-plan reception space centred around a wood-burning stove, creating a wonderfully warm and inviting heart to the home. This flows seamlessly into the beautifully fitted kitchen and dining area, complete with a central island and integrated appliances, making it equally suited to everyday family life and entertaining. There is also a generous double bedroom on this floor, together with a shower room and separate utility room. The attention to detail throughout is immediately apparent, with further benefits including a Sonos sound system, Cat6 cabling and full-fibre broadband. Outside, the west-facing garden is private, beautifully enclosed and enjoys sunshine throughout the day and well into the evening. Directly accessed from the kitchen, it becomes a natural extension of the living space during the warmer months, providing the perfect setting for outdoor dining, entertaining or simply unwinding in peaceful surroundings.



Location

For families, the location is particularly appealing. Both Sheen Mount Primary School and Tower House School are within easy walking distance, while cricket, tennis and countless opportunities for outdoor recreation can be found on the Common and in Richmond Park, which quite literally sits on the doorstep. A genuinely rare opportunity to acquire a characterful Victorian cottage in one of East Sheen's most unique and sought-after positions — offering a lifestyle that is remarkably difficult to replicate, not only in East Sheen, but across London as a whole.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

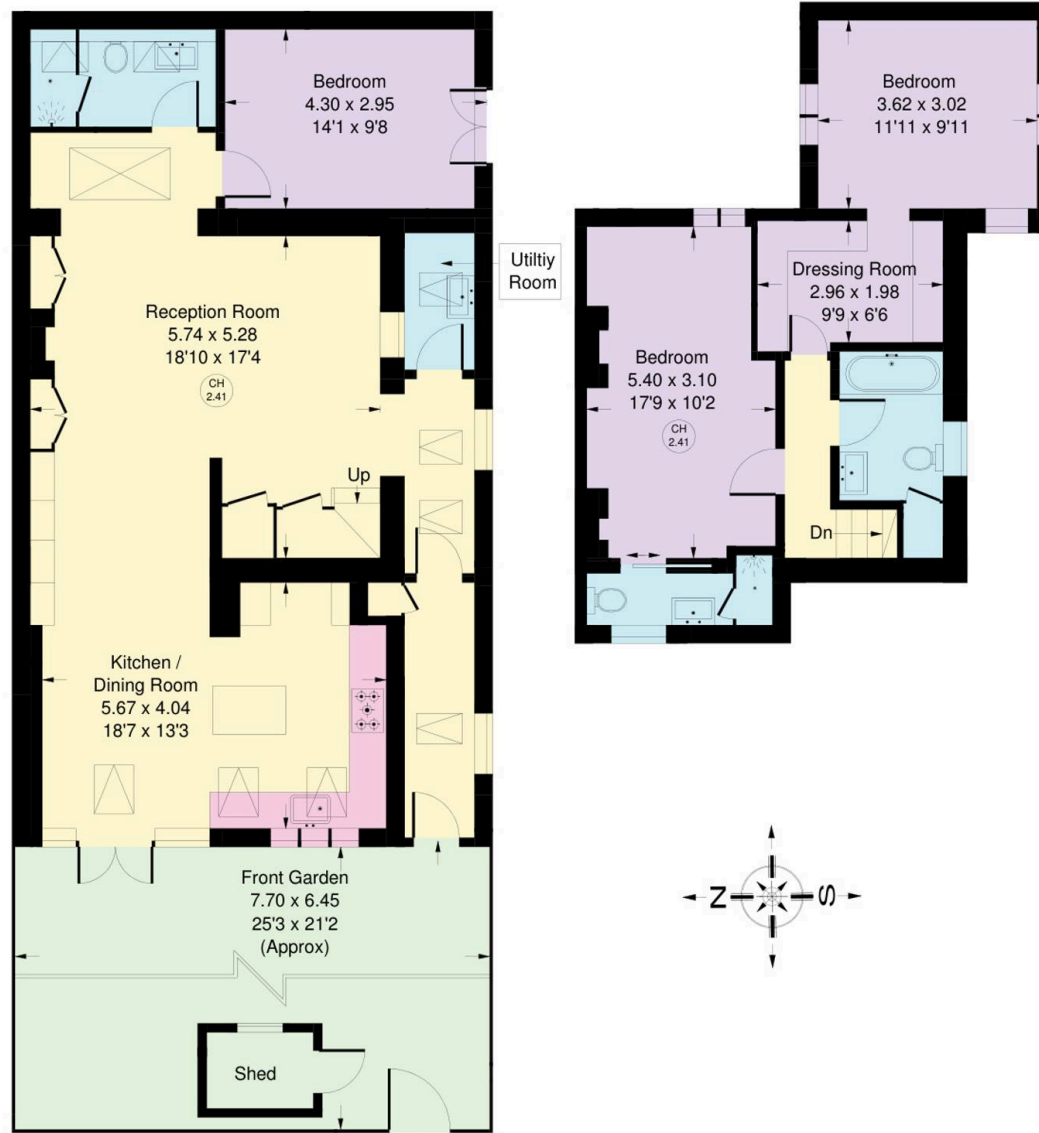
EPC Environmental Impact Rating: D

- Overlooking Sheen Common
- Richmond Park Doorstep
- Peaceful Secluded Setting
- Rare Victorian Cottage
- Beautifully Refurbished Throughout
- West Facing Garden
- Allocated Parking For Two Cars
- Sheen Mount Primary Nearby



Park Holme Cottage, SW14

Approx Gross Internal Area
143 sq m / 1539 sq ft



Ground Floor

First 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

dean@rigbyandmarchant.co.uk

www.rigbyandmarchant.co.uk/

R&M