

18 Glamorgan Road
Hampton Wick | Kingston-Upon-Thames | Surrey | KT1 4HP

FINE & COUNTRY

18 GLAMORGAN ROAD

Period elegance, remarkable space and gardens to escape to. A distinctive family home with generous reception rooms, a striking orangery, versatile accommodation and private parking, within easy reach of Kingston, Teddington and the Thames.



Accommodation summary

A Life Beautifully Considered
Set back from the road behind a low brick wall topped with traditional iron railings, this handsome period home makes an immediate impression. Rich red brickwork, contrasting architectural detailing, elegant sash bay windows and steeply pitched gables combine to create a beautifully balanced façade, while decorative timberwork lends the house a distinctive sense of character.

An entrance framed by substantial brick pillars opens onto a charming brick-paved pathway, bordered by clipped planting and lavender, leading to an attractive gabled entrance porch with an arched glazed panel above. To the side, a private driveway provides valuable off-road parking, complete with an electric vehicle charging point and convenient secondary access to the house through an internal hallway. An outside tap adds further practicality.

Ground Floor
Beyond the glazed entrance porch, a traditional timber front door with colourful stained glass and complementary side panels opens into a welcoming entrance hall. Rich parquet flooring, decorative cornicing and an elegant staircase establish the architectural character found throughout the principal reception rooms, while the generous hallway provides a natural sense of space and connection.

To the left, the formal dining room has the atmosphere of a private library, with bespoke cabinetry, open bookshelves and concealed storage framing an ornate marble fireplace with inset gas fire. A beautiful sash bay window fills the room with natural light and offers views across the attractive street scene. Decorative ceiling cornicing enhances its traditional elegance, creating a wonderful setting for everything from family celebrations to more intimate dinner parties. A discreet glazed serving hatch provides a practical connection to the kitchen and breakfast room.

Across the hallway, the living room is equally inviting, with its impressive bay window, feature fireplace and bespoke fitted bookcases creating a comfortable and beautifully proportioned retreat. The combination of period detailing and natural light gives the room a relaxed atmosphere, ideal for quieter moments away from the more informal family spaces.

Towards the rear of the house, a period-style multipaned glazed door opens into the kitchen and breakfast room, where the emphasis shifts naturally towards everyday family life. The breakfast area continues the warmth of the parquet flooring, providing a welcoming place for morning coffee, informal meals and time spent together.

A small step leads into the adjoining kitchen, where traditional cabinetry is complemented by polished stone worktops and tiled flooring. A substantial peninsula provides generous preparation space and creates a natural division between the cooking and dining areas. The kitchen incorporates an electric hob, built-in double oven and microwave, twin undermounted sinks and a traditional grooved drainer, while a window overlooking the garden brings natural light into the room.

Beyond, an internal hallway provides secondary access to the front of the property and leads to a useful utility and laundry room. With its vaulted ceiling and glazed door opening onto the garden, this is a practical addition to the family accommodation, complemented by an adjoining cloakroom.

Returning to the main hallway, the family room offers another wonderfully comfortable reception space, distinguished by an impressive marble fireplace, traditional picture rails and bespoke cabinetry with open shelving and storage beneath. Its generous proportions provide an inviting setting for relaxed family living, while French doors open into one of the home's most memorable features.

The orangery is an architectural delight. Its remarkable L-shaped design brings together extensive glazing, decorative metalwork and exposed brick walls beneath an elegant glazed roof, creating an exceptional sense of light and connection with the garden. Traditional patterned floor tiles, complete with underfloor heating, add warmth and character to this beautiful space.

Arranged to accommodate both informal seating and dining, the orangery offers a wonderfully atmospheric setting throughout the seasons. On warmer days, French doors open onto the terrace, allowing the garden to become a natural extension of the living accommodation, while a further door provides convenient access back to the internal hallway.

Basement
Accessed from the hallway, a staircase descends to the basement, where a traditional wine cellar provides an appealing feature for wine enthusiasts. An adjoining workshop and storage area offers valuable additional space for household essentials, hobbies and practical storage, further enhancing the versatility of the home.











Seller Insight

When we arrived at this house for the first time in 1983, we came with two very young children and a long list of renovations to achieve. During the following 43 years, it became a much-loved home for us all, a comfortable, spacious base in which our family could flourish. As it evolved, we tried to reflect its history through decorative features and room layouts, while creating a house for 20th and then 21st century living.

Visitors often tell us that they experience a sense of well-being from the fabric of the house itself. It has certainly been ideal for entertaining. In winter we invite friends into our cosy sitting and dining rooms; in summer we move to the conservatory and outdoor spaces. The large garden has always been one of the main benefits of this home. Its size has allowed us to develop areas for eating, growing food, playing games, and quiet relaxation.

Hampton Wick is a settled, friendly neighbourhood. Families are attracted to the road by its proximity to good schools, easy transport links, river walks and royal parks. Kingston and Teddington offer great shopping, places to eat, and entertainment, including the excellent Rose Theatre. And central London is less than 35 minutes away by train.

It is time now for us to down-size, and for another family to enjoy living in this lovely home. Perhaps, like us, it will be for years to come.

** These comments are the personal views of the current owners and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.**

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First Floor
The staircase rises to a split-level first floor, where a collection of generously proportioned bedrooms provides comfortable and adaptable accommodation for family and guests.

The first room, positioned on the intermediate landing, is a peaceful double bedroom overlooking the rear garden. Currently used as a home office, its quiet setting and attractive green outlook make it equally suited to working from home, studying or welcoming visitors. A separate WC is conveniently situated alongside.

Continuing to the main landing, three further double bedrooms each enjoy their own character and outlook.

The principal bedroom occupies an impressive position at the front of the house, with a wide sash bay window drawing natural light into its spacious interior. An extensive arrangement of fitted wardrobes and shelving provides valuable storage, complemented by a separate walk-in closet. The adjoining en suite bathroom features natural-toned tiling, a bath beneath a shuttered window, separate glazed shower enclosure, washbasin, WC and bidet.

The two remaining double bedrooms are similarly well proportioned. One enjoys a further elegant bay window overlooking the front of the property, while the other looks towards the rear garden and retains an ornate fireplace, adding an attractive reminder of the home's period heritage.

Completing the first-floor accommodation is an impressive family bathroom, where contemporary comfort sits comfortably alongside traditional character. A freestanding sculptural bath provides an elegant centrepiece, complemented by a substantial glazed shower enclosure finished with marble-effect tiling. A fitted vanity unit with contrasting dark stone worktop offers practical storage, while decorative floor tiles, illuminated recessed shelving and subtle lighting create a refined finish. An attractive feature fireplace provides an unexpected architectural detail, adding to the individuality of this beautifully appointed room.

Second Floor
The staircase continues to the second floor, illuminated by a roof window, where the architecture takes on an entirely different personality. Sweeping rooflines, interesting angles and distinctive windows create a collection of light-filled rooms with an appealing sense of privacy.

The largest bedroom is particularly impressive, extending over 33 feet across the front of the house. Its remarkable proportions embrace the character of the roofline, with sweeping ceilings and three individually framed windows fitted with plantation shutters creating an unusual and attractive architectural rhythm. Currently arranged to incorporate sleeping, dressing and seating areas, this expansive room offers a wonderful degree of flexibility, whether enjoyed as a luxurious bedroom suite or a more independent retreat for an older family member or visiting guests.

A Jack and Jill shower room connects the bedroom to the landing, finished in contemporary white tiling with contrasting accents and incorporating a glazed shower enclosure, washbasin, WC and heated towel rail.

A further double bedroom is arguably one of the most architecturally striking spaces in the house. Positioned beneath a dramatic vaulted ceiling, exposed timber beams draw the eye towards an exceptional triangular gable window, framing far-reaching views across the surrounding rooftops and mature treetops.

The unusual geometry of the room is beautifully balanced by warm timber flooring, crisp white walls and an additional roof window, creating a bright and inspiring interior. Currently arranged as a home office, this is a particularly appealing space in which to work or create, with its elevated outlook and distinctive architecture offering something far removed from a conventional study. Equally, it would make a delightful guest bedroom or private sanctuary.

A third bedroom, with fitted storage and natural light, completes the second-floor accommodation, adding further flexibility to a home that offers an impressive variety of living and sleeping spaces.

























The Gardens & Grounds

The gardens are a defining feature of this exceptional family home, offering a wonderful sense of space, maturity and privacy rarely associated with such a convenient residential setting.

Enclosed by attractive period brick walls and framed by established trees, the beautifully landscaped grounds unfold through a series of connected spaces, combining formal terraces, sweeping lawns, ornamental planting and an extensive kitchen garden.

French doors from the orangery open directly onto a generous paved terrace, creating an inviting setting for outdoor dining and summer entertaining. Nearby, an ornamental pond with cascading waterfall introduces the gentle sound of moving water, surrounded by established borders and colourful planting. Steps rise to a second, elevated terrace, offering a more intimate place to sit and enjoy the garden from a different perspective.

Beyond, a broad expanse of neatly maintained lawn forms the centrepiece of the grounds, its softly curving edges bordered by mature shrubs, flowering perennials and ornamental trees. The richness and variety of the planting provide colour, texture and seasonal interest, while the traditional brick walls and established greenery create a pleasing sense of enclosure.

An attractive hexagonal summerhouse, set beside its own circular brick-paved terrace, offers a charming retreat from which to appreciate the garden. A characterful brick outbuilding provides another distinctive feature, adding to the individuality of the grounds.

As the garden extends around the rear of the plot, its L-shaped arrangement reveals an entirely different space: an extensive and beautifully organised kitchen garden. Here, raised planting beds, traditional brick pathways and productive growing areas create a wonderful setting for those who enjoy cultivating their own flowers, fruit and vegetables.

A substantial greenhouse provides dedicated growing space, complemented by protective mesh-covered growing cages and an additional timber cabin, making this a particularly appealing and practical part of the grounds.

What makes these gardens so special is the balance between their different uses. The terraces invite long summer lunches and evenings with friends, the lawns provide generous space for children and family activities, and the more secluded corners offer peaceful places to sit and enjoy the changing seasons.

The productive kitchen garden adds another dimension, bringing the pleasures of country living into an established residential setting.









Location

A Life Between the Village and the River

Perfectly positioned between the timeless charm of Teddington and the vibrant heart of Kingston upon Thames, Glamorgan Road enjoys one of southwest London's most appealing lifestyles. Here, the character of an established residential neighbourhood combines with the convenience of independent shops, bustling riverside restaurants, excellent schools and some of London's most beautiful green spaces, all within easy reach of the front door.

Teddington | Village Charm

Teddington offers a wonderfully relaxed pace of life, with its traditional High Street and Broad Street home to an appealing collection of independent boutiques, delicatessens, artisan bakeries, cafés and restaurants. Historic shopfronts, leafy residential streets and a welcoming community atmosphere give the area a distinct village character, where weekend mornings might begin with coffee at a favourite café before browsing the local shops or taking a leisurely walk towards the river.

Its combination of independent businesses, neighbourhood restaurants and everyday amenities makes Teddington a particularly attractive destination for families and professionals seeking a gentler rhythm of life without sacrificing the conveniences of London.

Kingston upon Thames | Riverside Living

In the opposite direction, Kingston upon Thames offers an entirely different energy, with its thriving town centre, historic market square and impressive choice of shopping, dining and entertainment within comfortable walking distance.

From the independent businesses and food traders of the Ancient Market Place to the department stores, familiar brands and contemporary retailers of the town centre, Kingston provides an exceptional range of amenities. The Bentall Centre and John Lewis are complemented by characterful streets filled with cafés, restaurants and specialist shops.

The riverside is one of Kingston's greatest attractions. Here, a delightful collection of restaurants and terraces overlooks the Thames, creating an inviting setting for long lunches, relaxed evenings and watching life unfold on the water. The celebrated Rose Theatre brings an added cultural dimension, with a varied programme of productions and performances throughout the year.

The River Thames | A Life Outdoors

The Thames is an integral part of the local lifestyle, offering beautiful walking and cycling opportunities through some of southwest London's most picturesque scenery.

From Kingston Bridge, the Thames Path follows the river past Canbury Gardens, where mature trees, open lawns and riverside seating create an attractive setting for a morning stroll or afternoon picnic. Continuing towards Teddington Lock, the surroundings become increasingly peaceful, with the river winding past established greenery and quiet stretches of towpath.

In the other direction, the riverside walk leads towards Hampton Court, following the edge of historic parkland with lovely views across the water. The wider river network provides opportunities to explore towards Ham, Richmond and beyond, with historic houses, traditional riverside pubs and beautiful stretches of countryside-like scenery to discover along the way.

Royal Parks | Nature on the Doorstep

Few locations offer such convenient access to an extraordinary collection of open spaces.

Nearby Bushy Park, one of London's magnificent Royal Parks, extends across more than a thousand acres of open grassland, ancient trees, woodland gardens and waterways. Home to free-roaming deer, its famous Chestnut Avenue and Diana Fountain, the park provides an exceptional setting for walking, running, cycling and family adventures.

Richmond Park offers an equally impressive escape, with approximately 2,500 acres of protected landscape, sweeping views, ancient woodland and roaming deer. Its celebrated Isabella Plantation is particularly beautiful in spring, when flowering azaleas and rhododendrons transform the woodland gardens into a remarkable display of colour.

Closer to the Thames, Hampton Court Park offers peaceful walks through historic royal grounds, while the magnificent Hampton Court Palace provides a fascinating destination for exploring centuries of history, formal gardens and royal architecture.

Family Life, Education & Leisure

The area is particularly well suited to family life, with a wide selection of primary, secondary, grammar and independent schools within the surrounding Kingston, Teddington and Hampton communities. Hampton Wick Infant and Nursery School and St John the Baptist Junior School are especially close, while Teddington School, The Kingston Academy and the highly sought-after Tiffin schools add to the range of secondary education options.

Leisure opportunities are equally varied, from tennis, swimming and organised sport to rowing, boating and riverside cycling. Teddington's leisure facilities, nearby sports clubs and the exceptional open spaces of the Royal Parks provide plenty of opportunities to enjoy an active lifestyle.

London & Beyond

Despite its wonderfully relaxed setting, Glamorgan Road remains exceptionally well connected.

Hampton Wick railway station is a short walk away, providing direct South Western Railway services to London Waterloo, with journeys taking from approximately 32 minutes. Kingston and Teddington stations offer further rail options, while a comprehensive local bus network connects the surrounding neighbourhoods and provides convenient routes towards Richmond, Twickenham and Heathrow.

For those travelling by car, the local road network provides access towards central London, the A3 and M25, while Heathrow Airport is conveniently accessible for international travel.

It is this balance that makes the location so compelling: the charm of Teddington, the vitality of Kingston, the beauty of the Thames and Royal Parks, and the convenience of London all coming together in one exceptionally appealing place to call home.

Schools & Education

The area offers an excellent choice of educational establishments, from well-regarded local primary schools to selective grammar schools and independent education. Several are situated within a mile of the property, making this an especially appealing location for families.

State Primary Schools

Hampton Wick Infant & Nursery School	01. Miles
St John the Baptist CE Junior School	0.1 miles
Sacred Heart Catholic Primary School	0.5 miles
Fern Hill Primary School	0.6 miles
St Luke's CE Primary School	0.7 miles
Collis Primary School	0.7 miles
Latchmere School	0.8 miles
St Agatha's Catholic Primary School	0.9 miles

State Secondary & Grammar Schools

Teddington School	0.4 miles
The Kingston Academy	0.4 mile
The Tiffin Girls' School	0.7 miles
Tiffin School	0.8 miles

Independent Schools

Kingston Grammar School	0.8 miles
Surbiton High School	1.5–2 miles
Hampton Court House	2–3 miles
Marymount International School	2–3 miles
Rokeby School	2–3 miles
Newland House School	3–4 miles
Hampton School	3–4 miles
Lady Eleanor Holles School	3–4 miles

Distances are approximate and measured in a straight line (as the crow flies) from the property's postcode, KT1 4HP, to each school. They do not represent walking or driving distances. School admissions, catchment areas and eligibility criteria should be confirmed directly with the relevant school or local education authority.

Note: There is also a current council consultation concerning the proposed merger of Hampton Wick Infant & Nursery School and St John the Baptist CE Junior School from September 2027. That proposal has not been presented as a confirmed change.

Transport & Connections

Hampton Wick Station Approx. 0.2 miles
Around 5 minutes on foot from the property, with direct trains to London Waterloo.
Fastest published journeys approximately 32 minutes, with many services taking 33–46 minutes depending on the route.
Kingston Station Approx. 0.6 miles
Additional South Western Railway services to Waterloo via Wimbledon and Clapham Junction, with journeys commonly taking around 28–35 minutes.

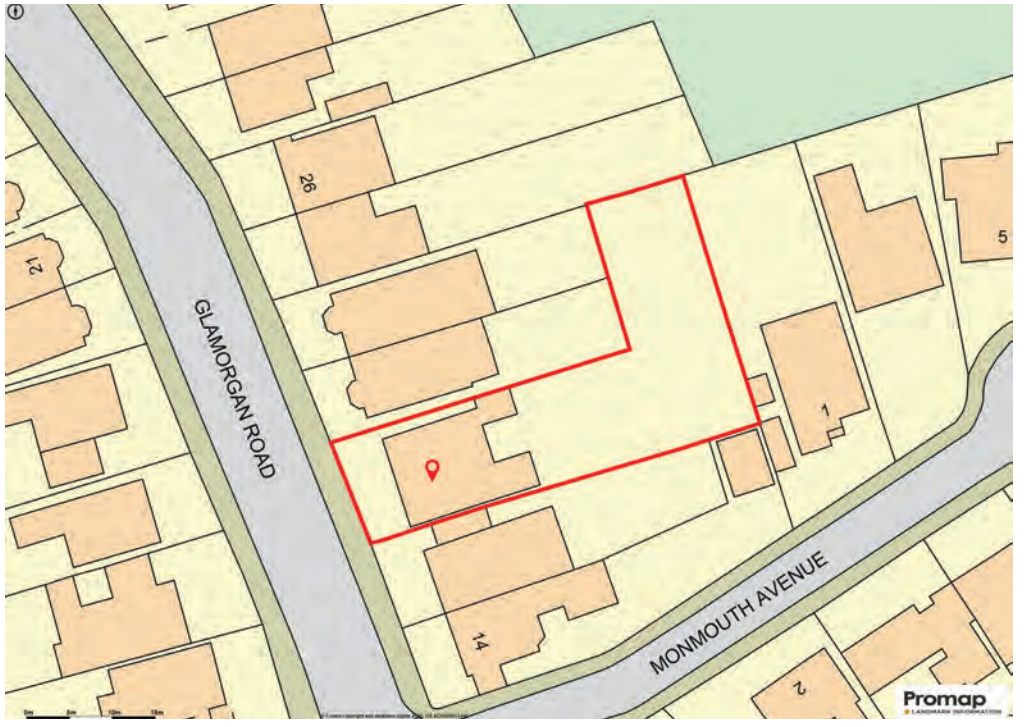
Local bus connections

Routes 281 and 285 serve Hampton Wick Station and Lower Teddington Road, linking Kingston and Teddington. Route 281 continues towards Twickenham and Hounslow, while route 285 provides a connection towards Heathrow. Routes 111, 216, 411 and 481 offer additional connections nearby.

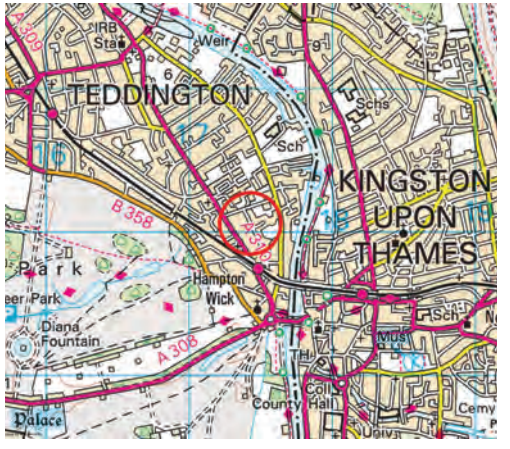
Road access

Connections through Kingston and the surrounding main roads provide access towards the A3, central London, the M25 and the wider motorway network. Heathrow is accessible by road and public transport, with journey times dependent on traffic.









Services, Utilities & Property Information:
Local Authority: Richmond Upon Thames
Tenure: Freehold | EPC: D | Council Tax Band: H
Construction Type: Brick & Tiles
Utilities: Water Supply Thames Water Sewerage Thames Water Heating Gas - EDF
Electricity Supply, EDF and EV charging is available at the property.
Mobile Phone Coverage: 4 and 5G is available in the area we advise you to check with your provider.
Broadband Availability FTTC Ultrafast broadband is available in the area; we advise that you check with your provider.
Off Road Parking Spaces: One / resident on road parking is available £116.60 PA
Restrictions: The title contains historic covenants affecting different parts of the property. These include a restriction limiting development. Contact agent for further information.

Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order.

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Whilst we carry out our due diligence on a property before it is launched to the market, and we endeavour to provide accurate information; buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer.

Directions:
Please use the following link to locate the property:

SatNav https://what3words.com/ Postcode: KT1 4HP What Three Words: ///button.apples.minus

Viewing Arrangements
Strictly via the vendors sole agents Fine & Country Weybridge, Walton-on-Thames and Chertsey on Tel Number: +44 (0)1932 300 435

Website
For more information visit Fine & Country Weybridge, Walton-on-Thames and Chertsey
https://www.fineandcountry.co.uk/weybridge-walton-on-thames-and-chertsey-estate-agents

Opening Hours:

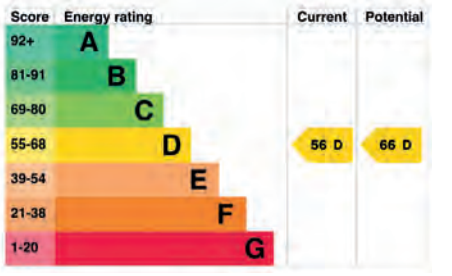
Monday to Friday	9.00 am–5.30 pm
Saturday	9.00 am–4.30 pm
Sunday	By appointment only

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TOTAL: 3660 sq. ft, 340 m2

Basement: 87 sq. ft, 8 m2, GROUND FLOOR: 1598 sq. ft, 148 m2, FIRST FLOOR: 1096 sq. ft, 102 m2, SECOND FLOOR: 879 sq. ft, 82 m2
EXCLUDED AREAS: WINE CELLAR: 42 sq. ft, 4 m2, BASEMENT: 94 sq. ft, 9 m2, STORAGE: 68 sq. ft, 6 m2,
WALLS: 315 sq. ft, 30 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.UK

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



ROBERT CABLE
PARTNER AGENT

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With 25 years' experience across property and marketing, I combine creative thinking with a specialist understanding of listed buildings and a passion for distinctive homes. My approach begins with discovering what makes your property extraordinary: its architecture, its history and the lifestyle it offers.

I translate that understanding into a bespoke marketing campaign, combining compelling storytelling, striking imagery and targeted exposure to connect with buyers locally, nationally and internationally. For buyers, I bring the same energy and personal commitment, helping you discover a home that reflects your lifestyle and ambitions, with honest advice and attentive support from first viewing to completion.

At the heart of my service is a trusted, one-to-one relationship. From our first conversation through to negotiation, sales progression and completion, I remain personally involved, providing clear advice and meticulous attention to detail throughout. Whether you are selling a much-loved property or discovering your next home, my commitment is to bring expertise, enthusiasm and genuine care to one of life's most significant decisions.

THE FINE & COUNTRY FOUNDATION

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