THE MODERN HOUSE



London TW12 Sold

Ormond Avenue

This fantastic scheme for a 5,500 sq ft home, designed by award-winning architectural practice ACME, represents a rare opportunity to buy and build on Ormond Avenue, a peaceful residential street in Hampton. The plot of land has planning attached for an expansive light-filled house, configured across three storeys, in addition to a selfcontained lower-ground floor apartment. The design sits in front of a south-facing 116 ft garden, which backs directly onto protected fields. Full details of the plan can be found here.

The Tour

Ormond Avenue is one of Hampton's premier residential streets. The plot is currently occupied by a two-bedroom bungalow and extends to over 780 sq metres. The new design by ACME proposes the replacement of the existing structure with a wonderful and entirely unique home, plus a substantial south-facing garden.

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The proposed design sets the house slightly back from Ormond Avenue, behind a private front garden and driveway. Upon entry, the plan opens up beyond the entrance hall to reveal an extraordinary light-filled space. A spiral staircase with diamond-shaped perforations in the balustrades has been designed to cast dappled light across the three storeys of the house. As such, the plan is configured across half-storeys, emphasising a sense of connection between different levels and areas of the house.

A few steps below, the design expands to accommodate an open-plan kitchen, living and dining room, with views out across the garden, care of two long sections of glazed doors. A centrally positioned fireplace delineates the kitchen and dining areas. A study, guest WC and a playroom occupy the remainder of this floor.

The first floor comprises three large double bedrooms, a bathroom and a second living room at the back of the plan. The bedroom at the rear of the plan has an en suite, while the loft bedroom at the front of the plan has a private staircase leading up to its own mezzanine level.

The second floor, or loft level, comprises a magnificent main bedroom suite, with en suite bathroom and generous walkin dressing room, as well as a private balcony overlooking the garden below. This floor is bathed in natural light which cascades through a large skylight positioned over the staircase.

The lower-ground floor is a flexible space designed for modern living and has its own private entrance. It has been designed to house a sauna, wine cellar, utility room and substantial amounts of storage space. The floor also has a guest bedroom with a kitchen, living and dining area and a shower room.

The Area

Ormond Avenue is one of the finest residential streets in Hampton, lined with large detached houses. Hampton is located on the north bank of the River Thames, between the open spaces of Hampton Court Park and Kempton Park Racecourse. It has a wonderful village feel despite its close proximity to central London and is close to a number of good schools, including the popular Hampton School for Boys, The Mall Prep School, Lady Eleanor Holles and Twickenham Prep School.

The plot is located in Hampton Village, which has a charming green, several independent cafes and boutiques, and a large Waitrose. It is a five-minute walk to the River Thames. On the north side of the river, there are verdant riverside walks and the Hampton heated open-air pool, one of only a few such swimming pools in London.

There is a ferry crossing which runs from the Hampton Boat House to Hurst Park on the southern bank of the Thames, a perfect spot for a picnic or a walk along the towpath.

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Nearby Bushy Park, with its mile-long Chestnut Avenue created by Sir Christopher Wren, and herds of fallow and red deer, is the second-largest of London's eight Royal Parks. The historic Royal Palace at Hampton Court is also a short walk away, set on the river's south side, and there are further open spaces and historical landmarks in nearby Twickenham and Richmond Park.

Richmond is a short drive away and has fantastic shopping, eating out and further stretches of picturesque riverside.

Ormond Avenue is a three-minute walk from Hampton train station, where services run to London Waterloo in approximately 40 minutes.

About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with "rewriting the rulebook on estate agency" and GQ voted us "one of the best things in the world".