



**Gibbon Road**  
**Kingston Upon Thames**  
Guide Price £1,650,000  
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## Key features

- Highly sought after location
- Masses of entertaining space
- Detached family home
- Fully refurbished to exacting standards
- Off street parking
- Charming walled garden
- Cinema room
- Mainline station nearby
- Master bedroom with dressing room and en-suite
- Stunning family bathroom



## Description

A truly outstanding detached family home nestled in a prime, North Kingston residential road.

This magnificent statement property has recently been extended, the loft converted and refurbished throughout. Superb attention to detail can be felt along with the resulting elegant architectural style that pervades the three floors.

It has been designed to blend seamlessly contemporary fixtures with the preservation of Victorian period features. This beautifully balanced and unique house is flooded with natural light, further emphasised by the impressive ceiling heights throughout.

This exquisite home has been fully refurbished by our clients to exacting standards and boasts 5/6 bedrooms, cavernous entertaining spaces, a cinema room, dressing area, deluxe en-suite shower room and a beautiful Victorian style 4 piece family bathroom. Other benefits include, a fully equipped utility room with the benefit of its own separate front door, downstairs w.c and full-width decking beyond the fold-away doors off the kitchen, to provide al fresco dining and entertaining space.

The walled garden provides an expanse of lawn, perfect for a family whilst off street parking to the front adds to the appeal. Of particular note is the discretely designed loft extension, designed to maintain the attractive Victorian frontage of the property from the front elevation, whilst over 10 metres of Quartz surfaces combined with quality integrated appliances are included in the kitchen area.

The finishing touches to this property include Matthew Williamson and Andrew Martin wallpaper, quality plantation shutters, German kitchenware and Kahrs wooden flooring to the ground floor entertaining space.

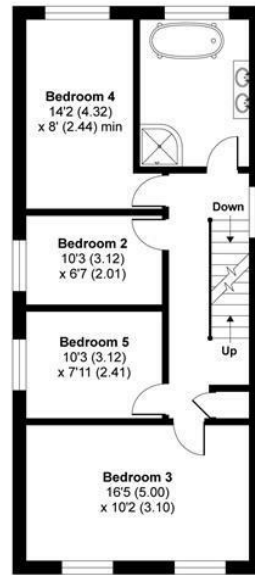
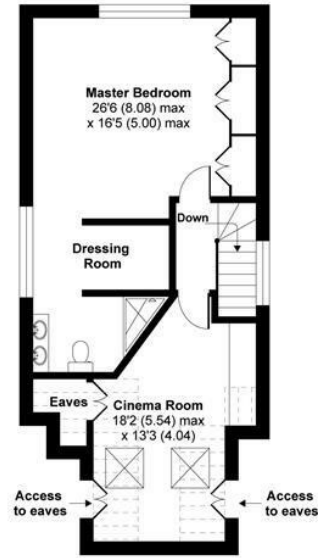
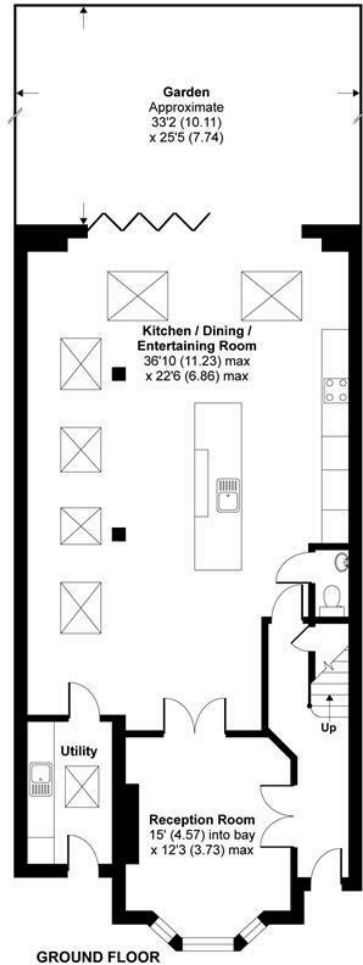








Denotes restricted head height



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Care has been taken in the preparation of these particulars, however, their accuracy is not guaranteed and they do not form part of any contract. Measurements stated must be considered maximum.

Energy Efficiency Rating		Current	Potential
192-214kWh A	192-214kWh A		
161-191kWh B	161-191kWh B		
129-160kWh C	129-160kWh C		76
99-128kWh D	99-128kWh D	57	
69-98kWh E	69-98kWh E		
39-68kWh F	39-68kWh F		
9-38kWh G	9-38kWh G		
Not energy efficient - Higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Key environmentally friendly - Lower CO <sub>2</sub> emissions (92-141kg)	Key environmentally friendly - Lower CO <sub>2</sub> emissions (92-141kg)		
(92-141kg) A	(92-141kg) A		
(142-165kg) B	(142-165kg) B		
(166-189kg) C	(166-189kg) C		74
(190-213kg) D	(190-213kg) D		
(214-237kg) E	(214-237kg) E	43	
(238-261kg) F	(238-261kg) F		
(262-285kg) G	(262-285kg) G		
Not environmentally friendly - Higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	