



Thames Ditton

OIEO £500,000

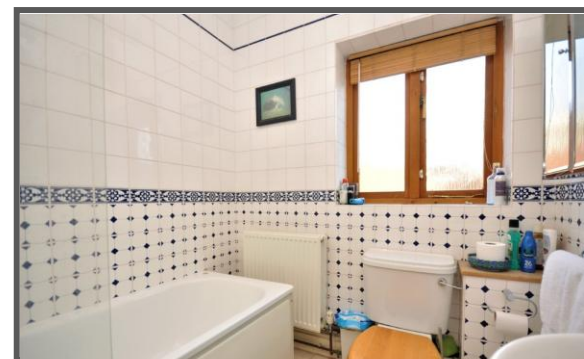
## Jade Cottage, Weston Green, Thames Ditton, KT7 0JX

A rare opportunity to purchase a landmark cottage full of period charm and character and in a wonderful setting overlooking Weston Green. Offering a cosy lounge with log burner, a well proportioned kitchen/dining room, attractive bathroom with white suite and two double bedrooms, the property also benefits from a low maintenance sun trap rear garden.

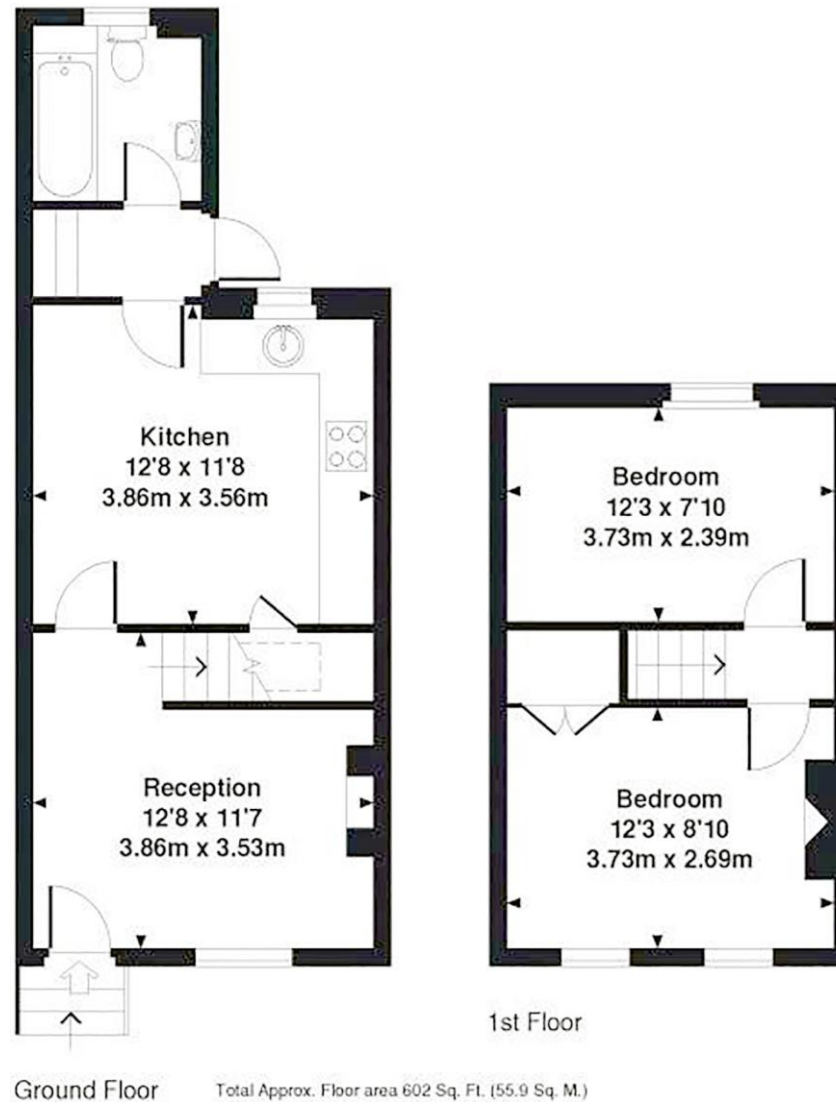
The property is ideally located being within walking distance of both Thames Ditton and Esher stations. Other transport links include local busses and easy access to the M3 at Sunbury and the A3 at the Scilly Isles roundabout.

Hampton Court Palace is also close by and sits beside the River Thames which has a towpath via which one can walk to Kingston Town Centre.

- Cosy Lounge with Log Burner
- Generous Kitchen/Dining Room
- Bathroom with White Suite
- Two Double Bedrooms
- Sun Trap Rear Garden
- Gas Central Heating
- Character Features including Exposed Brick Chimney in Lounge, and Attractive Arched Windows in Front
- Envied Location Overlooking Weston Green
- Council Tax Band - E
- EPC Rating - E



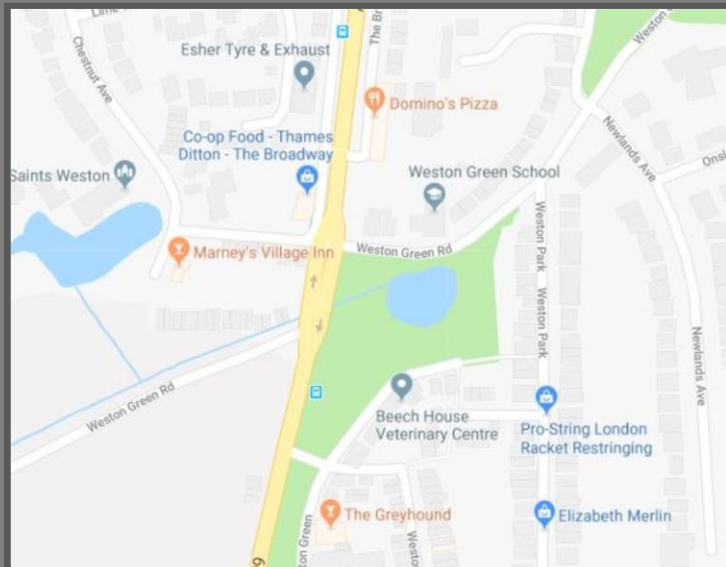
# Floor Plan



# Location

This property is in the ideal location of Weston Green, overlooking onto the stunning field and duck pond.

The property also has close amenities including a convenience store.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(82 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b>		(82 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b>	
	53 57	58 62	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	



We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.

If you require clarification of any points then please contact us especially if you are travelling some distance to view.

Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.