



RIGBY & MARCHANT

The Laurels, Nightingale Road, Hampton

Hampton TW12

Guide Price £1,700,000 | £7,500 pcm



The Laurels, Nightingale Road

Hampton, London

An exclusive opportunity to purchase The Laurels — a brand new five-bedroom detached house set on one of Hampton's most sought-after tree-lined roads, bordering Hampton Hill.

This impressive home has been designed and built to the highest specification, balancing luxury with practicality. The interiors are flooded with natural light thanks to expansive windows, with every detail carefully considered — from bespoke flooring and porcelain tiles to a custom-made kitchen with quartz worktops and fully integrated appliances.

Accommodation is both spacious and versatile, with two elegant reception rooms, a study, utility room, and a series of beautifully finished bathrooms and ensuites, all with large marble-effect porcelain tiles. Comfort is enhanced by underfloor heating throughout and modern conveniences such as an internal lift serving every floor. This exceptional home has been designed with full wheelchair accessibility in mind, offering step-free living including a lift, wide doorways and a level-access garden.

Sustainability has been prioritised. The home is highly energy-efficient, with solar panels helping to lower running costs, alongside a private driveway for three cars complete with an electric vehicle charging point.

This is a rare chance to secure a substantial, brand new home in a first-class location.



The Laurels, Nightingale Road

Hampton, London

The Laurels occupies a prime position — moments from Fulwell Station (direct trains to Waterloo) and Hampton Hill High Street with its independent shops, cafés, and restaurants. Families will appreciate the outstanding choice of local schools, including: · Hampton Hill Junior School · Carlisle Infant School · Hampton School · Lady Eleanor Holles Leisure opportunities abound at Hampton's renowned open-air swimming pool, Fulwell Golf Club, and the vast green spaces of Royal Bushy Park. The property also benefits from excellent road links to the M3/M25 and easy access to Heathrow Airport.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: G

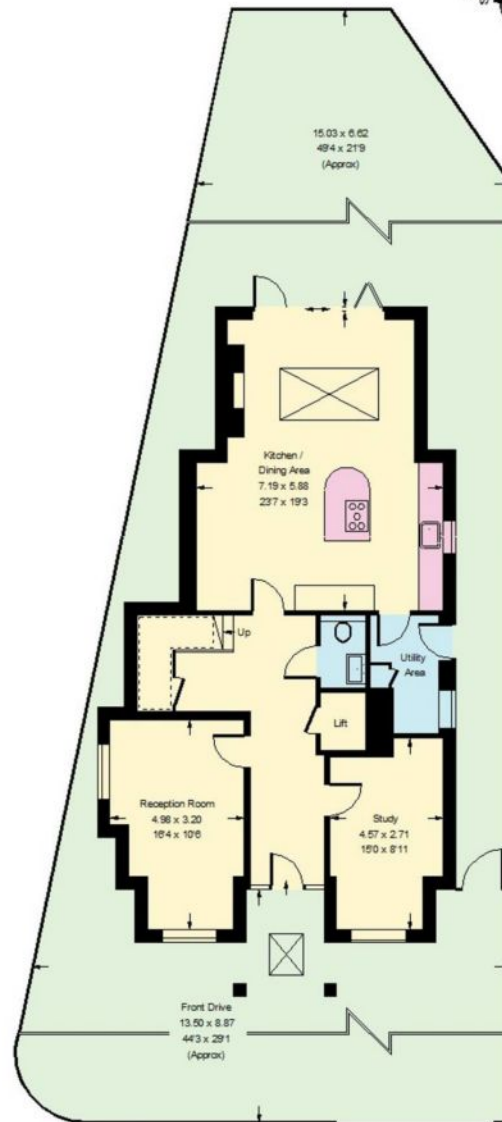
- Freehold
- Brand new detached home
- Prime Hampton / Hampton Hill borders location
- Underfloor heating throughout
- Five bedrooms
- Wheelchair access throughout



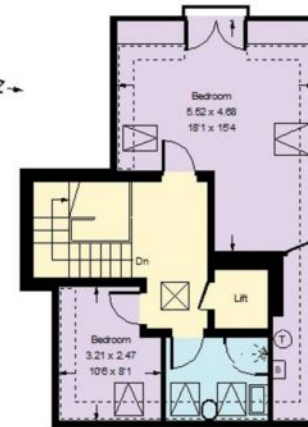


Nightingale Road, TW12

Approx. Gross Internal Area
219.5 sq m / 2362 sq ft
(Including Lift)



Ground Floor



Second Floor



First Floor

Reduced headroom
below 1.5 m / 5'0"

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

115 Westbourne Studios 242 Acklam Road, London - W10 5JJ

020 7221 7210

sales@rigbyandmarchant.co.uk

www.rigbyandmarchant.co.uk/

RIGBY &
MARCHANT