



Ashley Road, Thames Ditton





# A modern house in the centre of the village.

---

A modern five bedroom semi detached home built to a high specification and located in the heart of Thames Ditton village.

Finished to a high standard throughout, with generous ceiling heights, excellent natural daylight and presented in immaculate condition with five generous bedrooms and three bathrooms (one en-suite). The ground floor has a spacious kitchen/dining/family room which opens onto the rear garden and a separate drawing room. To the front there is off street parking for two cars and an outbuilding in the garden.

The property is perfectly placed, being only approximately 100 yards from the village and approximately 0.5 miles from the train station. Colets sports club is also close by.

Thames Ditton village is located on the River Thames and offers a range of pubs, restaurants and shops and its own cricket green.

Esher, Surbiton and Kingston are nearby and have a variety of shops, department stores as well as entertainment and sports facilities. The area provides excellent schools for all ages including Surbiton High School, Shrewsbury House, Rowan, Thames Ditton Infant and Junior schools, St Paul's Catholic school, Kingston Grammar, Tiffin's and Claremont Fan Court school.

Communication links are excellent with Surbiton station providing fast and frequent services to London Waterloo as well as Thames Ditton's own station. The A3, M3, and M25 are all easily accessible along with Heathrow and Gatwick Airports.

**Tenure:** Freehold

**Council Tax Band:** G

**Local Authority:** Elmbridge Borough Council















## Location Description

Thames Ditton Village - 100 yards

Thames Ditton Station - 0.5 miles

Esher Station - 2 miles

Esher Town Centre - 2.5 miles

Kingston - 3.5 miles

Cobham - 6.5 miles

Central London - 20 miles

The A3, M3, and M25 are all easily accessible along with Heathrow and Gatwick Airports.



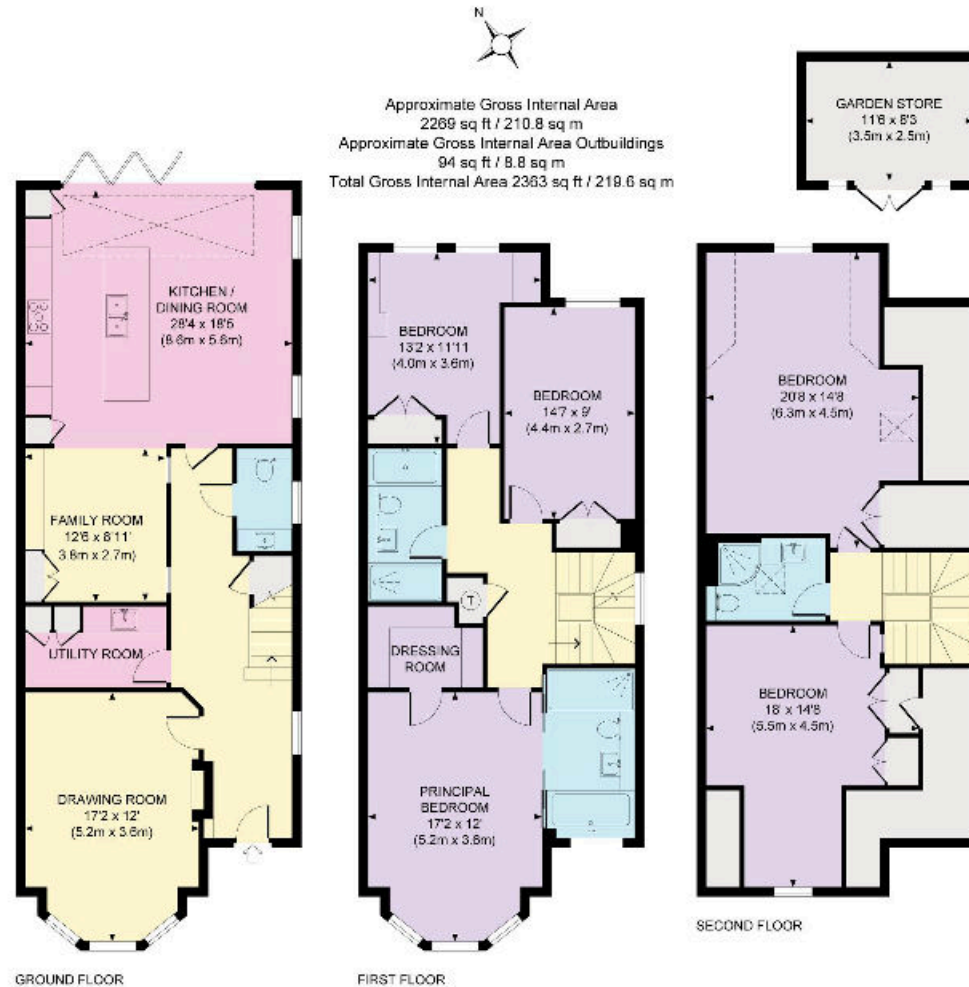












This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

**Knight Frank**

47 High Street

Esher

KT10 9RL

[knightfrank.co.uk](http://knightfrank.co.uk)

We would be delighted to tell you more

**Adam Burlison**

01372 239984

[adam.burlison@knightfrank.com](mailto:adam.burlison@knightfrank.com)

**Maisie Bywater**

01372 230466

[maisie.bywater@knightfrank.com](mailto:maisie.bywater@knightfrank.com)



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated November 2023. Photographs and videos dated November 2023.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.