

Raphael Drive, Thames Ditton, Surrey **KT7**







A modern detached family home located in a popular development within the village.

The development is situated opposite Giggs Hill Green and ideally positioned for Thames Ditton and Surbiton stations. The house is set across three floors, offering flexible accommodation with six bedrooms, five bathrooms and five reception rooms.

The ground floor has been extended by the current owners to create a large living/dining/family room with bi-fold doors leading to the rear garden.

Thames Ditton village, located alongside the River Thames, provides walking and cycling along the towpath and a choice of riverside pubs, restaurants and village cricket green.

Surbiton, nearby Esher and Kingston have a variety of shops, department stores and other facilities for everyday life, entertainment and sports.

The area provides excellent schools for all ages with Thames Ditton Infant and Junior, Hinchley Wood Primary & Secondary school, Surbiton High School, Shrewsbury House, Rowan and St Paul's Catholic school.

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

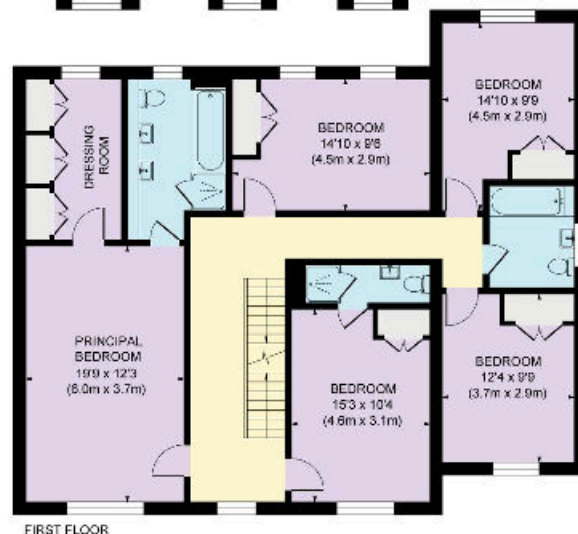
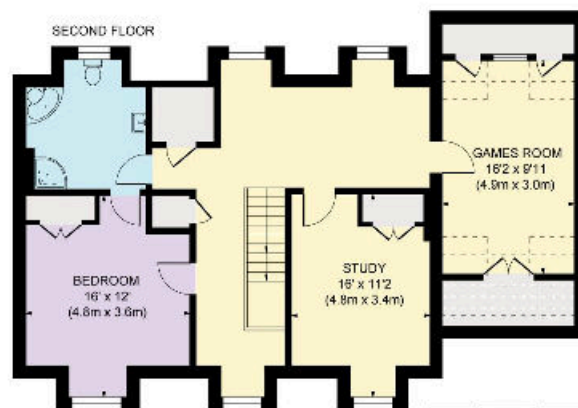








Approximate Gross Internal Area
 Main House 3841 sq ft / 356.8 sq m
 Garage 229 sq ft / 21.2 sq m
 Total 4070 sq ft / 378 sq m



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 decisions reliant upon them.

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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.

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