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## Thorkhill Road, Thames Ditton, KT7 0UW

A stunning, period four-bedroom two-bathroom family home with a beautiful garden presented in excellent condition by the current owners. Located in a highly desirable residential area, in close proximity to Hinchley Wood School, local shops and amenities are on the 'doorstep' with Surbiton mainline station and high street within easy reach. The many benefits include a striking, spacious open-plan kitchen-dining-sitting room with bi-folding doors opening onto the garden. The bespoke Neptune kitchen includes integral appliances, a larder, double 'butler sinks', a sociable peninsular bar, underfloor heating and stone surfaces. There is also a separate sitting room at the front with a period fireplace and a bay window. The welcoming entrance hallway includes a ground floor wc. On the first floor, two large double bedrooms with fitted wardrobes and a good-sized third bedroom. There is also a stylish white and stone family bathroom. On the second floor, an excellent master suite with an en-suite shower room (underfloor heating), fitted wardrobes, eaves storage and solar-powered UV shutters. There is a delightful, secluded garden at the rear, including a garden office with power and air conditioning and a storage shed. Driveway parking at the front of the property. Council tax band F. A gorgeous family home.

**Guide Price £1,275,000 Freehold**

**EPC Rating: D**

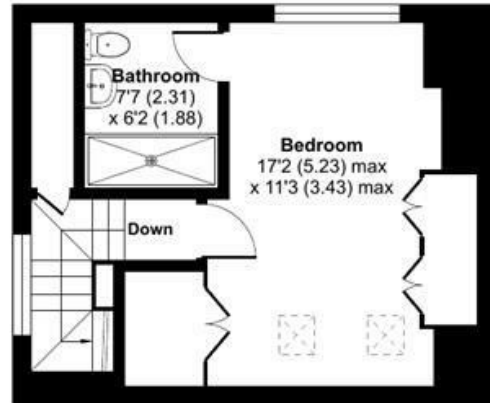
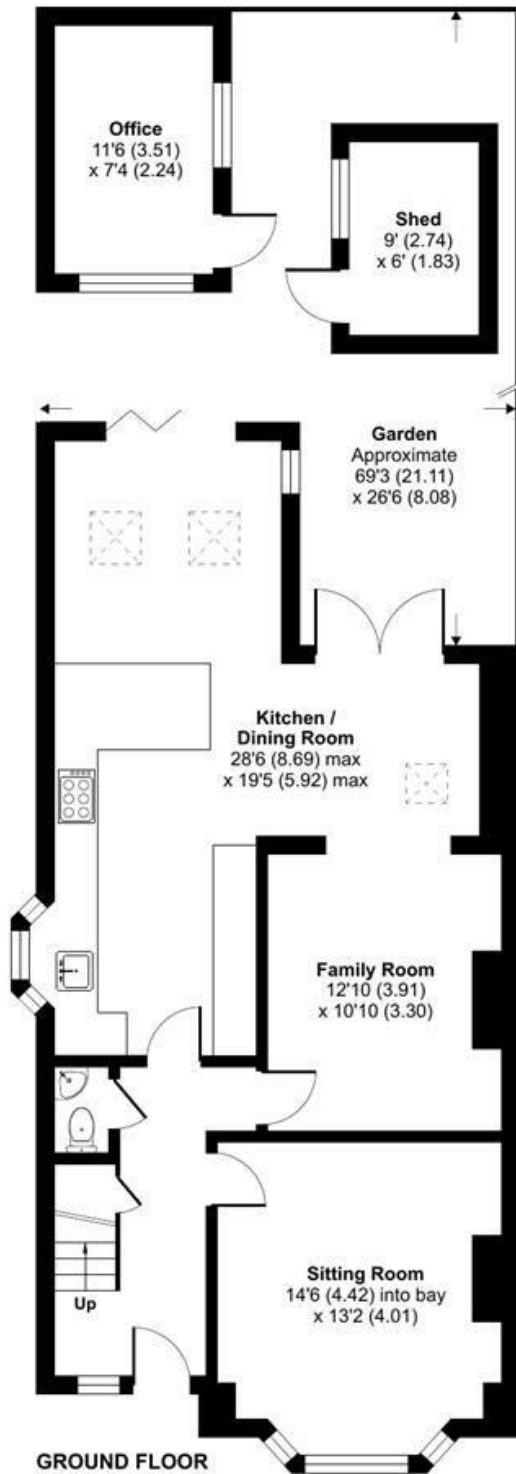
# Thorkhill Road, Thames Ditton, KT7

Approximate Area = 1697 sq ft / 157.6 sq m

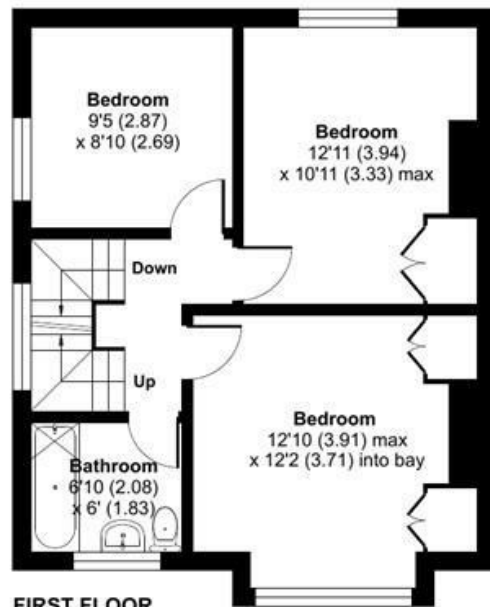
Outbuildings = 138 sq ft / 12.8 sq m

Total = 1835 sq ft / 170.4 sq m

For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Matthew James. REF: 1111999

We aim to make our property details a reliable guide. However they are not guaranteed and do not form part of a contract. Information in relation to lease length, service charge and ground rent has been provided by the vendor, they are likely to be subject to reviews and increases in the future and will need to be verified by your legal representative. Please note that appliances and heating systems have not been tested and therefore no warranty can be given as to their good working order. Carpets, curtains, gas fires, electrical goods/fitings and other fixtures, unless expressly mentioned, are not included in the sale of this property. If there are any important matters which are likely to affect your decision to buy, please contact our office.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 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>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	