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Church Meadow, Surbiton, KT6 5EP

A beautifully presented, spacious four-bedroom detached family home finished to a high specification throughout. Located on a quiet residential road within Long Ditton the property is within walking distance of Surbiton mainline station with fast direct trains to Waterloo. Surbiton town centre offers a wide array of independent boutiques, Waitrose, M&S and Sainsbury's. The locality also boasts outstanding primary and secondary schools. The nearby parks and green areas of Bushy & Home Park, Hampton Court Palace Gardens, and the River Thames are perfect for walking, cycling, and enjoying nature. The many benefits include a striking reception hall and an impressive main reception room. There is a tranquil garden room doubling as a study, a dining room and a snug family sitting room. The kitchen breakfast room boasts a bespoke in-frame kitchen with a large central island, high-end appliances and granite surfaces. There is a separate laundry/plant room which leads to the double garage which is currently fitted out as a gym. On the first floor is a master bedroom suite with fitted wardrobes and a sumptuous white and stone ensuite bathroom. There are three further double bedrooms, all with fitted wardrobes and a sumptuous coordinating family bathroom. The calm, secluded rear garden has been levelled to provide a large west-facing stone terrace and wide lawn all screened by woodland. There is a bespoke wooden garden and bike store to the side. At the front is a sweeping in and out driveway leading to the double garage. A lovely family home perfectly located to enjoy all the benefits of desirable Surbiton and South-West London.

Guide Price £1,795,000 Freehold

EPC Rating: C



Church Meadow, Surbiton, KT6

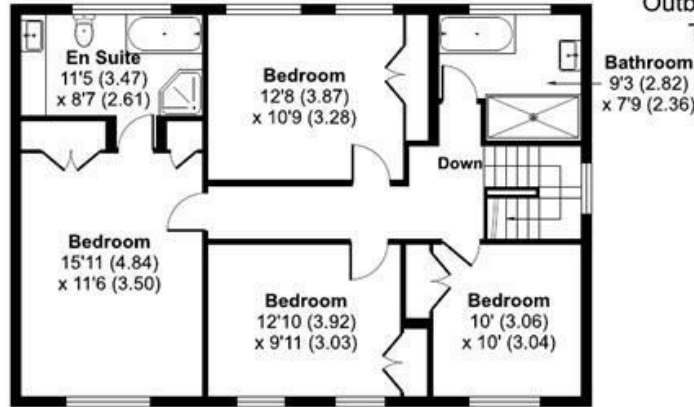
Approximate Area = 2270 sq ft / 210.9 sq m

Garage = 289 sq ft / 26.8 sq m

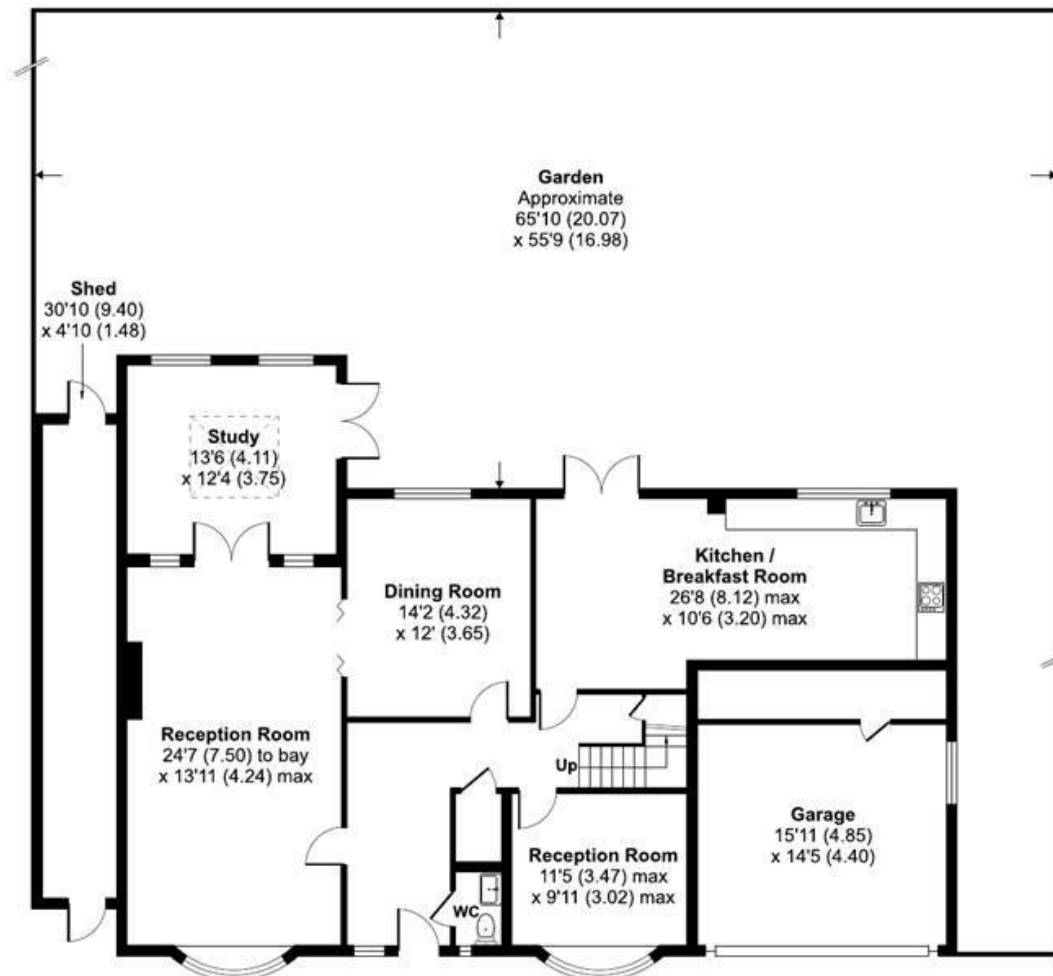
Outbuilding = 150 sq ft / 13.9 sq m

Total = 2709 sq ft / 251.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Matthew James. REF: 1283232

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	