



# Matthew James

St James House | St James Road | Surbiton | Surrey KT6 4QH

T: +44 (0) 20 8390 2266

E: [enquiries@matthewjamesestateagents.co.uk](mailto:enquiries@matthewjamesestateagents.co.uk)

[www.matthewjamesestateagents.co.uk](http://www.matthewjamesestateagents.co.uk)



## Clearwater Place, Surbiton, KT6 4ET

A very spacious, elegant four-storey four-bedroom contemporary town house with extensive accommodation over four floors, a driveway and double-width garage, set in an exclusive gated development. Located within a short walk of Surbiton mainline station and high street, the popular bars and restaurants of Maple Road are also within easy reach, with the Thames and River Walk to Kingston on the 'doorstep'. Stone steps lead to the main entrance and welcoming reception hall, which provides access to the well-equipped contemporary shaker-style kitchen with integral appliances and stone surfaces. There is also a stunning reception room offering relaxed seating and dining space with bi-folding doors opening to the landscaped garden. On the first floor there is a striking formal reception room with a stone fireplace. A bedroom suite with a walk-in wardrobe and a sumptuous bathroom with a separate shower. On the top floor is another bedroom with another beautiful ensuite shower room. The two rear bedrooms are currently interlinked via an archway. There is also a coordinating family bathroom. On the lower ground-floor is a large study and utility room and a double garage with additional storage. There is a secluded landscaped garden to the rear, plus a side courtyard-style garden. At the front a double-width driveway leading to the garage. Council tax band G. Estate charge £1100 pa. A stunning home sold with no onward chain.

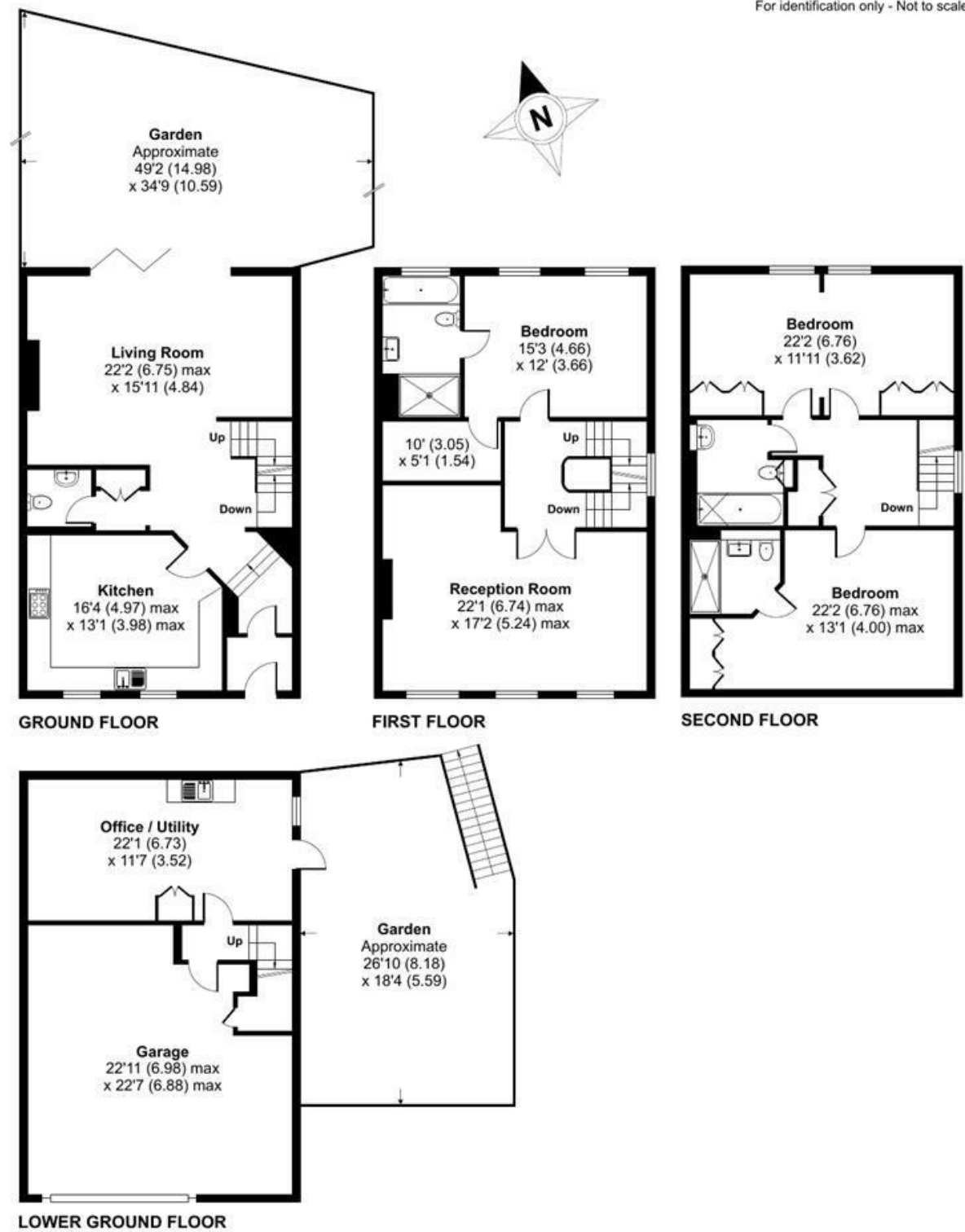
**Guide Price £1,695,000 Freehold**

**EPC Rating: C**

# Clearwater Place, Surbiton, KT6

Approximate Area = 3076 sq ft / 285.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Matthew James. REF: 1335270

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                             | 73      | 79        |
| 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) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |