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HIGHER VALUES



Raphael Drive

Thames Ditton, KT7 0BL

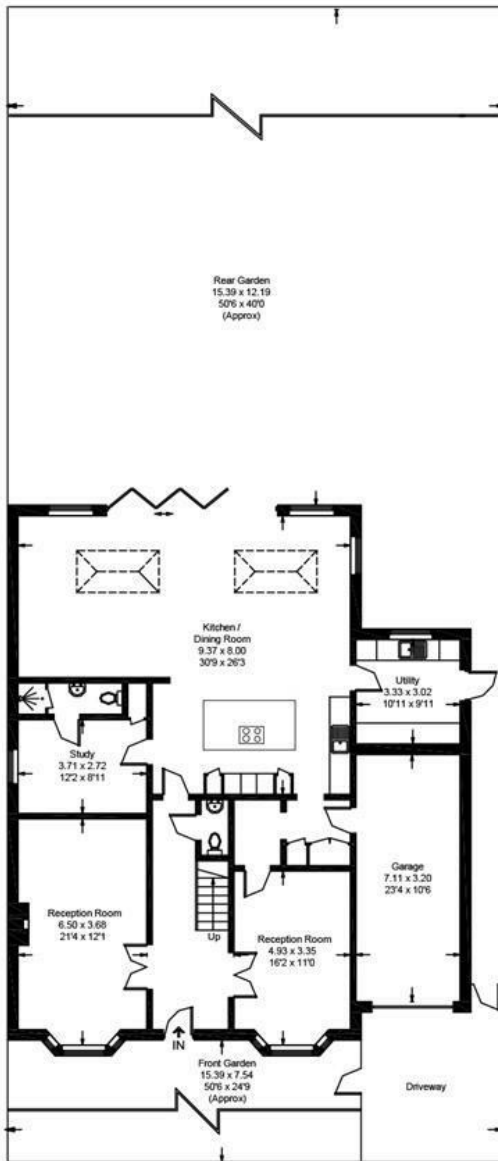
£2,500,000

Spectacular 8 bedroom, 5 bathroom, 3 reception room family home in a central Thames Ditton location, purchased new in 1999 by the current owners and since cleverly extended to side and rear. Off the welcoming hallway come two separate living rooms, to left and right, each overlooking the garden at the front. There is a further room to the side, currently used as a study, which has access to an ensuite shower room if needed for a ground floor bed or guest room. The kitchen/family room dominates the back of the house, with light pouring in from two roof lanterns and through the bi-folding rear doors. The kitchen is arranged around a large island and there's separate dining and living areas, as well as access to the garage and to a separate, well-proportioned utility room which also provides access to the side return. Up to the first floor and the principle bedroom suite, with a full ensuite bathroom and further dressing room, four further double bedrooms, each with built-in wardrobe storage, and two further bath/shower rooms. The second floor provides a useful large landing area, three further bedrooms and another bathroom. With an integral garage and two off-street parking spaces to the front of the house and a garden to the rear of approximately 50ft by 40ft (max), this superb house provides a versatility and overall size that competes with anything in the village. Private estate fee approx. £500 per annum.

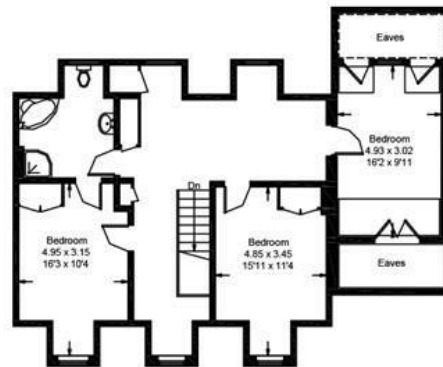
- Detached family home in excess of 4000 sqft.
- 8 double bedrooms
- Two family bathrooms and three ensuites
- 3 reception rooms and study
- Close to Giggs Hill Green
- Located in a desirable part of Thames Ditton
- Spacious master suite
- Glorious kitchen/family room
- Generous utility room and separate boot room
- Garden, off-street parking and garage

12 Raphael Drive

Approximate Gross Internal Area = 393.3 sq m / 4233 sq ft
(Including Garage / Eaves)



Ground Floor



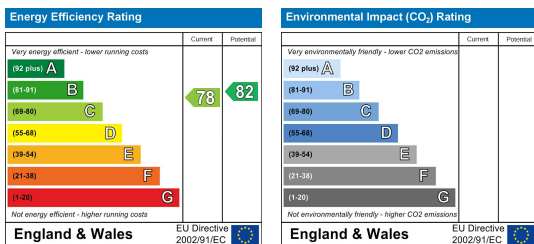
Second Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1078022)

Energy Efficiency Graph



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