

HJC

HIGHER VALUES



Thistledene

Thames Ditton, KT7 0YJ

Guide Price

£1,999,950

A chance to acquire a nearly-new high-specification 7 bedroom detached house in Thames Ditton, close to the station and the village. With over 4500ft² of accommodation in total, a great west-facing garden and off-street parking for many cars, this is an opportunity to put your stamp on a comprehensive family home. The ground floor comprises a 26ft kitchen/family room across the back of the house, with integrated appliances and a spectacular island. Bi-folding doors open to a large patio area and garden measuring approximately 75ft by 50ft. There's also a separate utility room with a doors to the side passage and to an integrated garage. The kitchen/family room also opens to a further 26ft living room, currently set up as a cinema room, also opening via bi-fold doors to the garden. A further living room faces to the front, as does a versatile ground floor ensuite bedroom. Off the large first floor landing are four grandly-proportioned bedrooms - the master suite with it's own walk-in wardrobe and ensuite and three further bedrooms, each boasting their own bath/shower rooms. The second floor offers two further rooms, each 28ft in length and with ensuite shower rooms, which could also work as play/hobby rooms or addition living rooms. Retaining the vast majority of it's new home guarantee and with multiple solar panels, fingerprint entry system, Pivot front door, underfloor heating, two air-source heat pumps, electric car charging for three vehicles and with so much of the house controlled via an app, this is a house for the 21st century.

- Detached nearly-new 'smart' home
- Three reception rooms
- Off-street parking for multiple vehicles
- Solar panels, air-source heat pumps
- Walking distance to station
- 7 double bedrooms, 7 bath/showers
- West-facing garden
- Integrated garage
- In excess of 4500ft² in total
- Close proximity to village and local amenities

Floor Plan



Thistledene KT7
 Approximate Gross Internal Floor Area = 406.0 sq m / 4370 sq ft
 Garage Area = 24.0 sq m / 260 sq ft
 Total Area = 430.0 sq m / 4630 sq ft

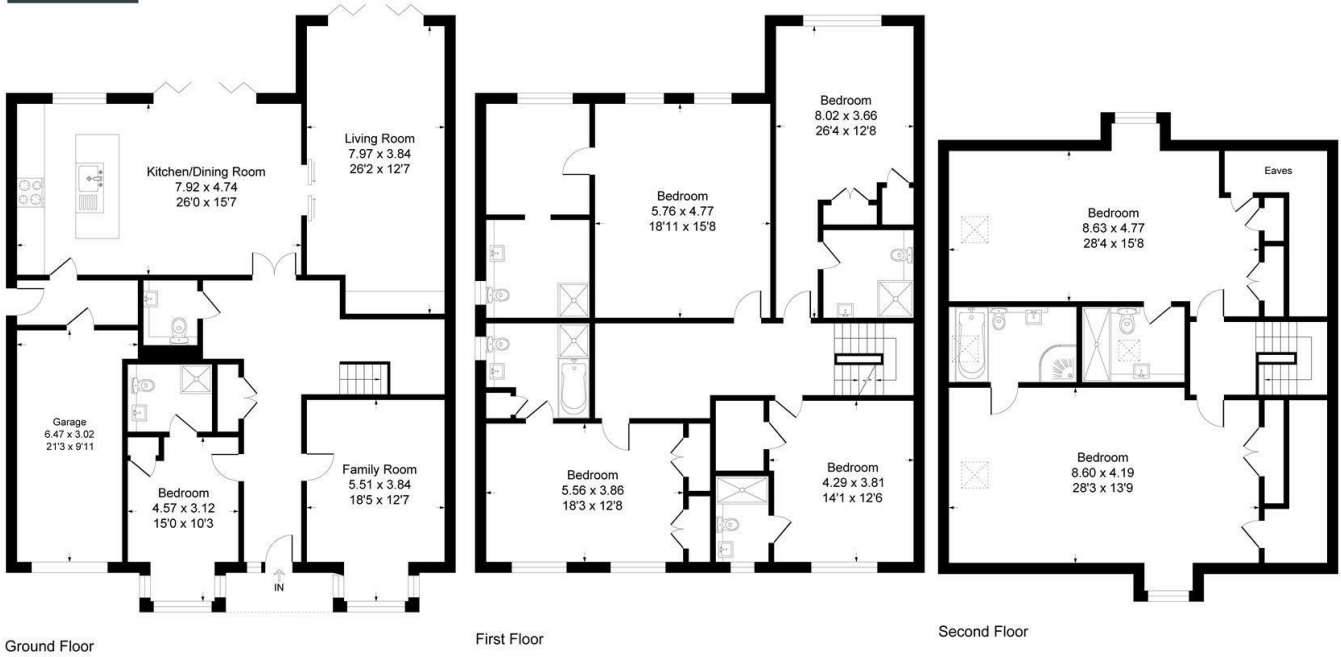
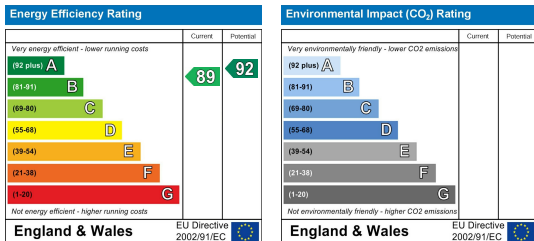


Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced By Esjay Property Marketing

Energy Efficiency Graph



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