



4 Giggs Hill Villas

Portsmouth Road | Thames Ditton | KT7 0TF



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Giggs Hill Green – 25 Yards
Thames Ditton Village Centre – 0.4 of a mile
Thames Ditton Station – 0.6 of a mile
Kingston town centre – 1.95 miles
(Distances are approximate)

An exceptional four bedroom detached family home with two en-suites, a family shower room and additional fifth bedroom with adjacent shower room on the ground floor.

Entrance Hall and Cloakroom | Through Living/Dining Room | Fitted Kitchen | Study/Gym | Ground Floor Bedroom with adjacent Shower Room | Four First Floor Bedrooms | Two En-suites and Family Shower Room | Ample Off-Road Parking and small Garage Store | Westerly Facing Rear Garden |

Guide Price: £830,000

Freehold

Council Tax Band: G EPC Band: D



INFORMATION

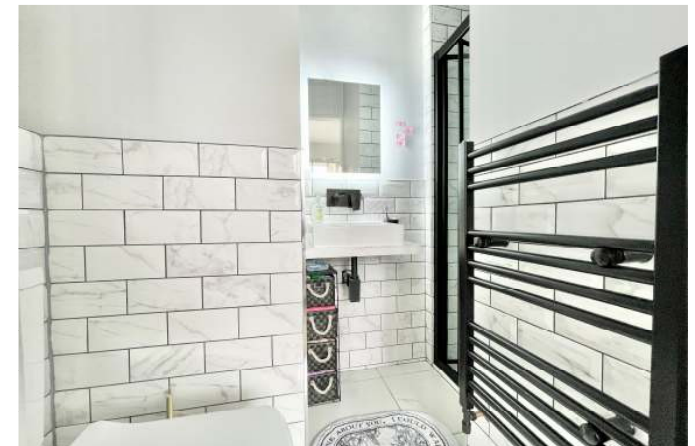
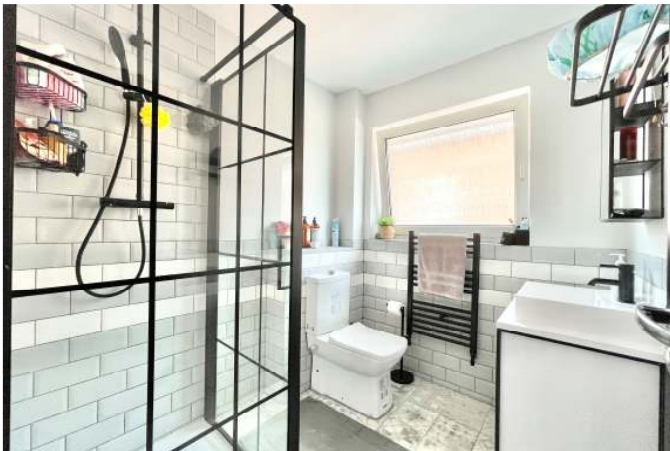
A deceptively spacious detached family home conveniently located virtually adjacent to Giggs Hill Green and with easy reach of Thames Ditton High Street and Station.

From a wider perspective the location provides easy access the nearby centres of Surbiton, Kingston and Esher. With both Gatwick and Heathrow airports under an hour away by car.

The house has been considerably improved by the current owners who have re-modelled and refitted much of the property. The ground floor offers a large through living/dining room which connects to the kitchen on one side as well as a ground floor bedroom suite with adjacent shower room and office/gym. This space could be used as an annexe for a dependent relative or young adult.

The first floor provides four bedrooms, two doubles and two singles, two of which have ensuite shower rooms and there is a large family shower room.

Outside there is off road parking for at least three cars. The rear garden has a high degree of privacy with a patio area lawn with shrub and flower borders, a covered side way and greenhouse.



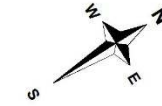
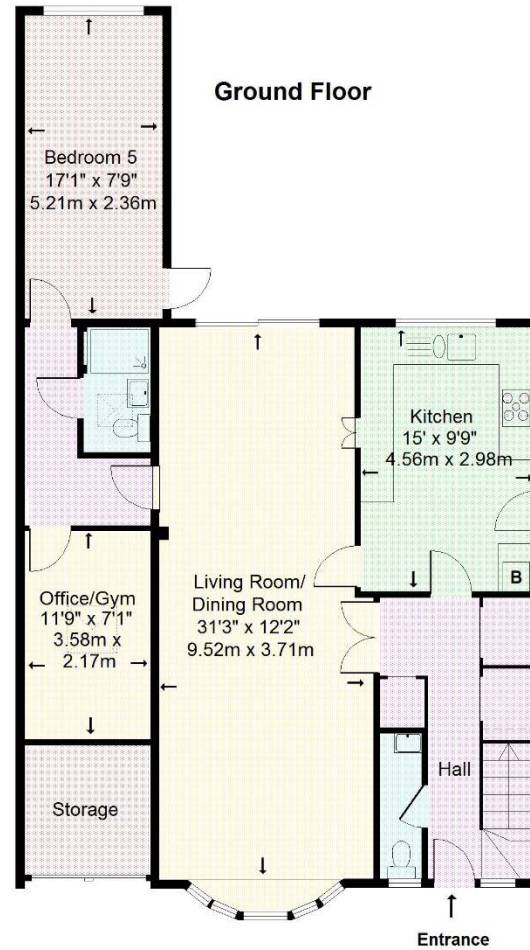
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REAR GARDEN

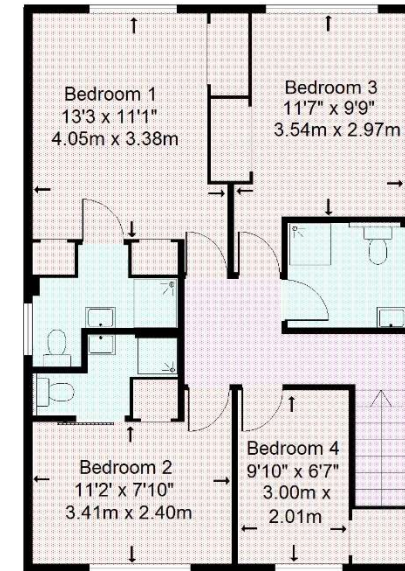


4 Giggs Hill Villas, Portsmouth Road, Long Ditton. KT7 0TF

Approximate Gross Internal Floor Area: 162m sq (1,735sq ft)



First Floor



Not to scale

This plan is for illustrative purposes only and is not drawn to scale unless stated. Whilst every care has been taken to ensure the accuracy of this plan, dimensions and compass bearings should be checked before making any decisions reliant upon them. Dimensions shown are to the nearest 3" and are to where indicated by arrow heads. Appliances and utilities eg. baths, cookers etc are visuals only, style and shape may differ.

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