

## **Ditton Road, KT6** £1,995,000





## **Ditton Road, KT6**

Phoenix House is an impressive double fronted period property located in the sought after Southborough conservation area, built in the 1850's.

This beautiful family home has 4 reception rooms, and 5 bedrooms, including a self contained 1bedroom annex located above the double garage. Premium features such as the significant footprint, private location, exceptional ceiling heights, feature fireplaces, stained glass windows and cornicing and panelling, make this a truly elegant place.

To the rear a large conservatory over-looks a 24 foot pool and private garden with mature shrubs and beds. There is also significant potential to extend and convert to a 3 storey home as well as potential to expand the annex area of the property (STPP).

The property backs onto, a small wood, and the school grounds of Shrewsbury House (one of the oldest prep schools in England). It is located in the popular and leafy Southborough Conservation Area in Surbiton.

Surbiton station is just over half a mile away with fast service to London Waterloo. Kingston riverside walk and town centre is 1.5 miles away with many great state and public schools nearby.

## Features

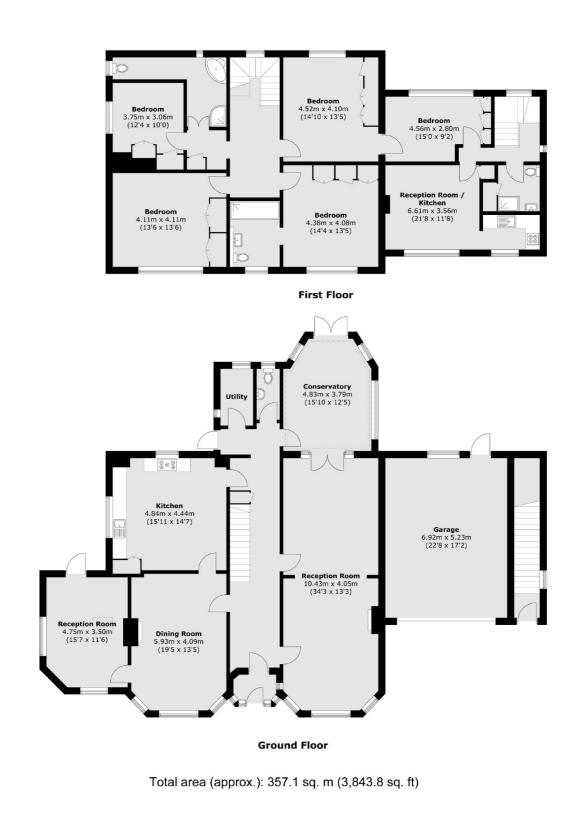
Detached Period Features Swimming Pool Separate Annex In And Out Driveway Integral Garage







## Ditton Road, Surbiton, KT6





Surbiton 2 Claremont Road Surbiton KT6 4QU Sales 020 8390 3939 Energy Rating: E. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



dexters.co.uk