



**Ditton Road, KT6**

**£1,995,000**

**Dexters**





## 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





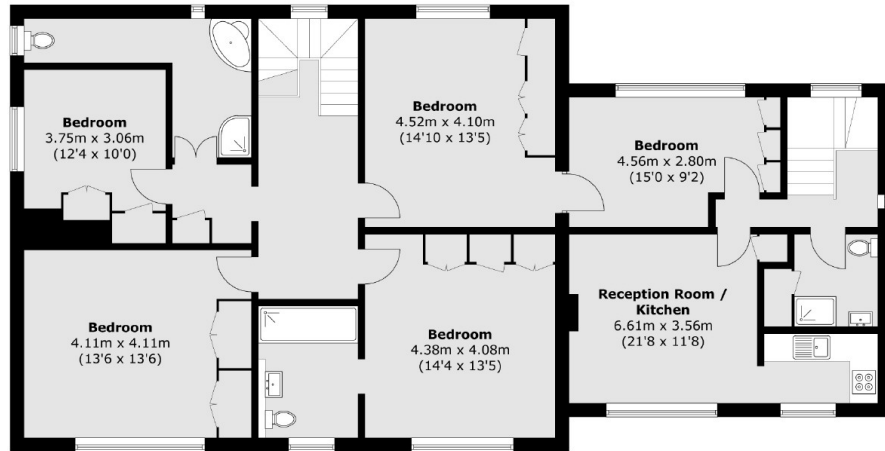




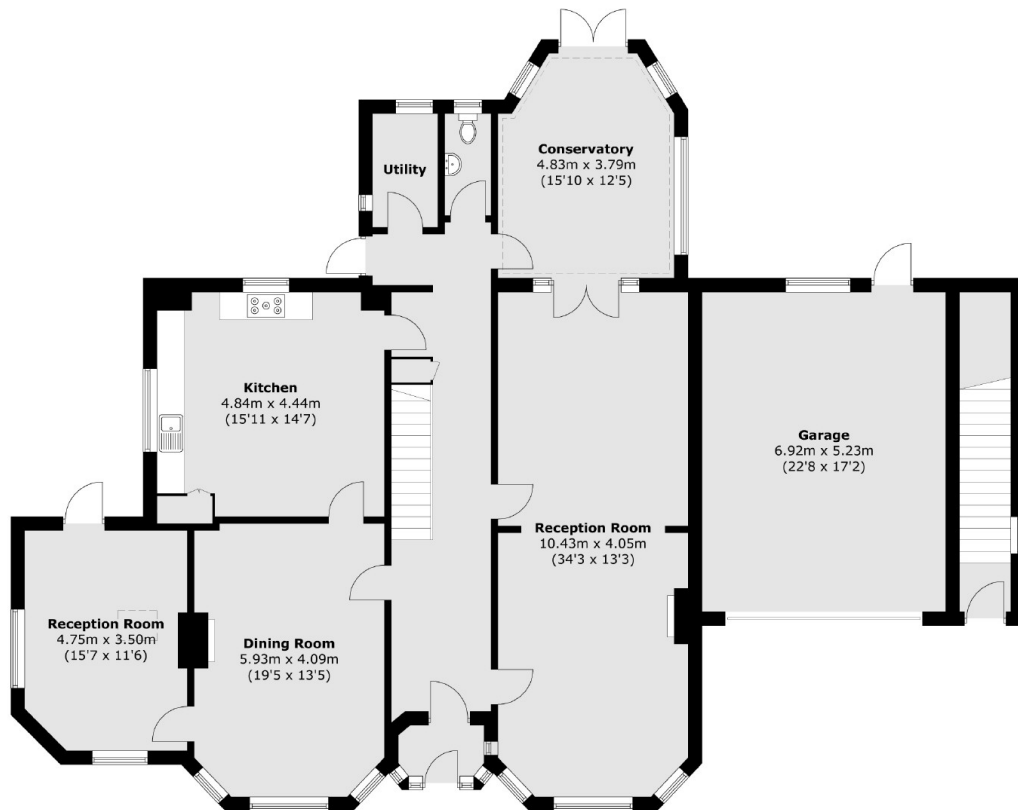




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First Floor



Ground Floor

Total area (approx.): 357.1 sq. m (3,843.8 sq. ft)