



## Ashcombe Avenue, KT6

£1,595,000

A wonderful and rarely available four bedroom, two bathroom wing of 'The Copse House' situated in the coveted Southborough estate. This stunning home, of exposed brick framed with wisteria, has many original period features, a large, mature garden including a copse with a stunning oak tree, a separate garden studio and plenty of off street parking.

Ashcombe Avenue is in the sought-after and exclusive Southborough conservation area, and is just over half a mile away from Surbiton high street and train station with its fast connection to London Waterloo

### Features

Period Home  
Four Bedrooms  
Two Bathrooms  
Bike Storage And Garage  
100ft Garden and Copse  
Garden Studio/Office





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On the ground floor is a cloak room, a large open plan living and dining room with a large stone fireplace housing a wood burning stove. The kitchen is fully equipped with solid oak wood units, a range cooker, granite work tops and a breakfast bar. Doors on all sides lead out to the wonderful landscaped garden.

The oak staircase is the original main staircase of the Manor House and leads up past the full height Palladian window to the first floor where there are three good size bedrooms and a family bathroom. On the top floor is a further bright and spacious bedroom with an ensuite bathroom.

There is a large, mature landscaped garden to the rear, with a York stone patio and table, a greenhouse and a children's play area. In addition there is a studio with electricity, wi-fi and heating - ideal as an office or a gym. The property exudes character throughout with beautifully proportioned rooms and period features.





# Ashcombe Avenue, Surbiton, KT6



Total area (approx.): 153.1 sq. m (1,647.9 sq. ft)  
Outbuildings : 34.8 sq. m (374.6 sq. ft)  
(Including Garage)

## Dexters

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Energy Rating: D. 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.

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