

KINGSTON HILL

Kingston Upon Thames, KT2



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An exceptional gated detached five-bedroom home on Kingston Hill, offering beautifully renovated accommodation, landscaped gardens and garden office just moments from Richmond Park.



Local Authority: Royal Borough of Kingston Upon Thames

Council Tax band: G

Tenure: Freehold

Offers in Excess of: £2,000,000





ABOUT
THE PROPERTY

Situated behind secure electric gates on the prestigious Kingston Hill, Pen Lodge is an exceptional detached family residence that has been comprehensively renovated and extended. Offering approximately 2,906 sq ft of beautifully appointed accommodation, the property combines period charm with cutting-edge technology and luxurious modern living. At the heart of the home lies a stunning open-plan kitchen and dining space, flooded with natural light from a series of electrically operated Velux roof windows with integrated rain sensors. The bespoke kitchen is complemented by a substantial central island, premium integrated appliances and expansive glazing that open out to the landscaped garden and entertaining terraces. The recently added extension benefits from underfloor heating throughout. The property offers a superb balance of formal and informal living space, including an impressive reception room, family room, dedicated study and utility room. A fully integrated Bose audio system serves the interiors, while Yamaha speakers extend the entertainment experience into the garden, making the home perfectly suited to both everyday family life and large-scale entertaining.













Upstairs there are four generously proportioned bedrooms, including an elegant principal suite with bespoke fitted wardrobes and a luxurious ensuite shower room. The remaining bedrooms are served by a beautifully appointed family bathroom with a walk in shower and separate bathtub. The fifth double bedroom is conveniently situated on the ground floor and features vaulted ceilings and an ensuite shower room, making it ideal for guests, multi-generational living, or elderly relatives. Outside, the garden has been thoughtfully landscaped. A large porcelain terrace leads onto an expansive lawn bordered by mature planting, supported by an automated irrigation system. A standout feature is the impressive covered outdoor kitchen and BBQ pavilion, complete with lighting and heating, allowing for year-round al fresco dining and entertaining regardless of the season. Perimeter lighting throughout the grounds is controlled by automatic day/night sensors, enhancing both security and ambience. The detached garden office provides exceptional flexibility and is fully fitted with wired internet connectivity, Wi-Fi, a kitchenette and WC, making it ideal for home working, a studio, gym or guest accommodation. The property is equipped with an extensive range of smart home and security features, including a fully digital Nest heating system, comprehensive CCTV coverage, video entry system and electric vehicle charging point. An in-and-out driveway provides ample off-street parking for up to six cars and is accessed via two remote-controlled electric gates, offering privacy, convenience and security.

Please note, some parts of the imagery include CGI.





Approximate Gross Internal Area = 2665 sq ft / 247.6 sq m
Studio = 241 sq ft / 22.4 sq m
Total = 2906 sq ft / 270.0 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

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