



## Cockcrow Hill, KT6

£2,200,000

A wonderful and completely unique five bedroom, five bathroom, four reception room property, situated on a large plot on one of Surbiton's most sought after roads. This property is ready for refurbishment/development and offers a wonderful opportunity to either extend or develop (STPP).

St Marys Road is a wonderful, wide, tree lined road of large detached houses. The road is viewed as one of the best in Surbiton it is close to a number of good schools and Surbiton train station is less than a mile away (fast trains to Waterloo in 17 min) as is the bustling high street.

### Features

- Unique Detached House
- Large Plot
- Potential To Develop
- Five Bedrooms
- Five Reception Rooms
- Sought After Location



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On the ground floor, there is three reception rooms, a dining room, utility room, study, separate kitchen three bathrooms. There are multiple points of access onto the garden.

The first floor offers five bedrooms with three further bathrooms offering brilliant expansive space for a large family. There is also a separate annex split over two floors offering completely separate accommodation with a kitchen/living room, a W.C and a bedroom on the first floor.

To the rear there is a healthy garden with a pond and to the front there is off street parking for multiple cars.



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Total area (approx.): 279.9 sq. m (3,012.9 sq. ft)  
Annexe / Pool House / Store: 51.5 sq. m (554.6 sq. ft)