



Matthew James

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Savery Drive, Surbiton, KT6 5RD

An impressive spacious four bedroom, three-bathroom modern detached house with extensive living accommodation, a garage/utility room and private landscaped garden. Located within the highly regarded St. James development with Surbiton mainline station and high street a walk away. The many benefits include two generous-sized principal living rooms with a feature fireplace in the sitting room and French Doors opening from the dining room onto the garden. There is also a traditional fitted kitchen breakfast room with stone surfaces, integral appliances and French doors to the garden. The welcoming entrance hallway includes a ground floor wc and a door leading to the garage/utility room. On the first floor is a master bedroom suite with fitted wardrobes and full ensuite bathroom with a separate shower. The guest bedroom also includes fitted wardrobes and an ensuite shower room. There are two further good size bedrooms and a family bathroom. The southerly-facing landscaped garden includes a sunny terrace. At the front is a traditional garden and a driveway leading to the garage. Council tax band G. Estate charge £930 pa. An outstanding family home.

Guide Price £1,275,000 Freehold

EPC Rating:

Savery Drive, Long Ditton, Surbiton, KT6

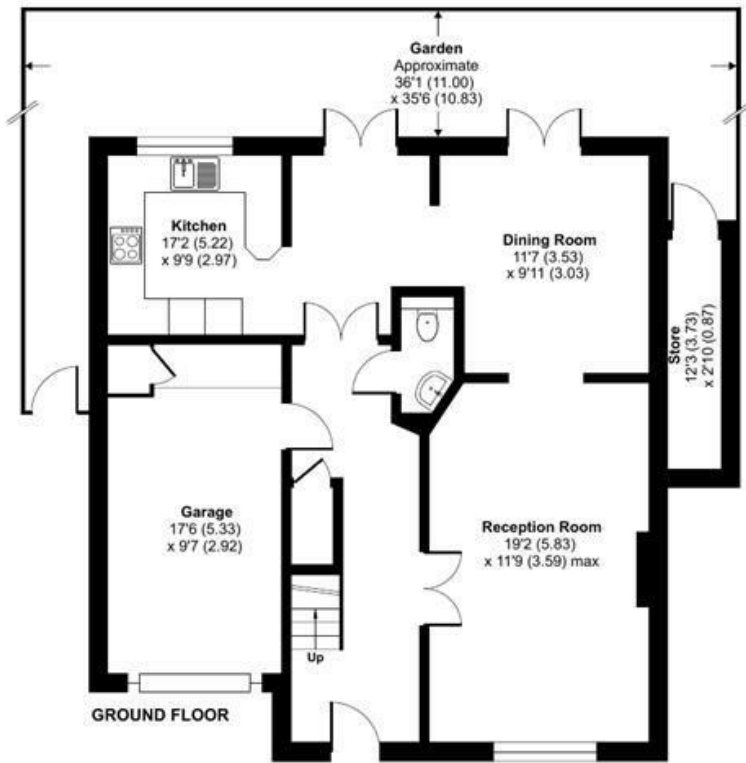
Approximate Area = 1478 sq ft / 137.3 sq m

Garage = 162 sq ft / 15 sq m

Outbuilding = 35 sq ft / 3.2 sq m

Total = 1675 sq ft / 155.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Matthew James. REF: 1425781

We aim to make our property details a reliable guide. However they are not guaranteed and do not form part of a contract. Information in relation to lease length, service charge and ground rent has been provided by the vendor, they are likely to be subject to reviews and increases in the future and will need to be verified by your legal representative. Please note that appliances and heating systems have not been tested and therefore no warranty can be given as to their good working order. Carpets, curtains, gas fires, electrical goods/fitings and other fixtures, unless expressly mentioned, are not included in the sale of this property. If there are any important matters which are likely to affect your decision to buy, please contact our office.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		