



## Woodlands Road

Surbiton, KT6 6PR

Guide Price  
£2,595,000

An exceptional Southborough House, in excess of 3500 sq. ft. in the heart of the acclaimed Southborough Estate conservation area. This really charming six double bedroom detached family home stands proudly on a large mature south-west facing plot, surrounded by established trees and shrubs and extending to approximately 1/3 acre.

The house is built in an Arts and Crafts style with an impressive oak front door leading off into a variety of rooms including the superb open plan kitchen/dining/family room and storage. Arranged over 3 floors, providing luxurious family living, the property has an elegant mix of period and modern features. The property comprises 6 bedrooms, 2 of which have en-suites and 2 further bathrooms. There is also a double garage and driveway with parking for multiple cars.

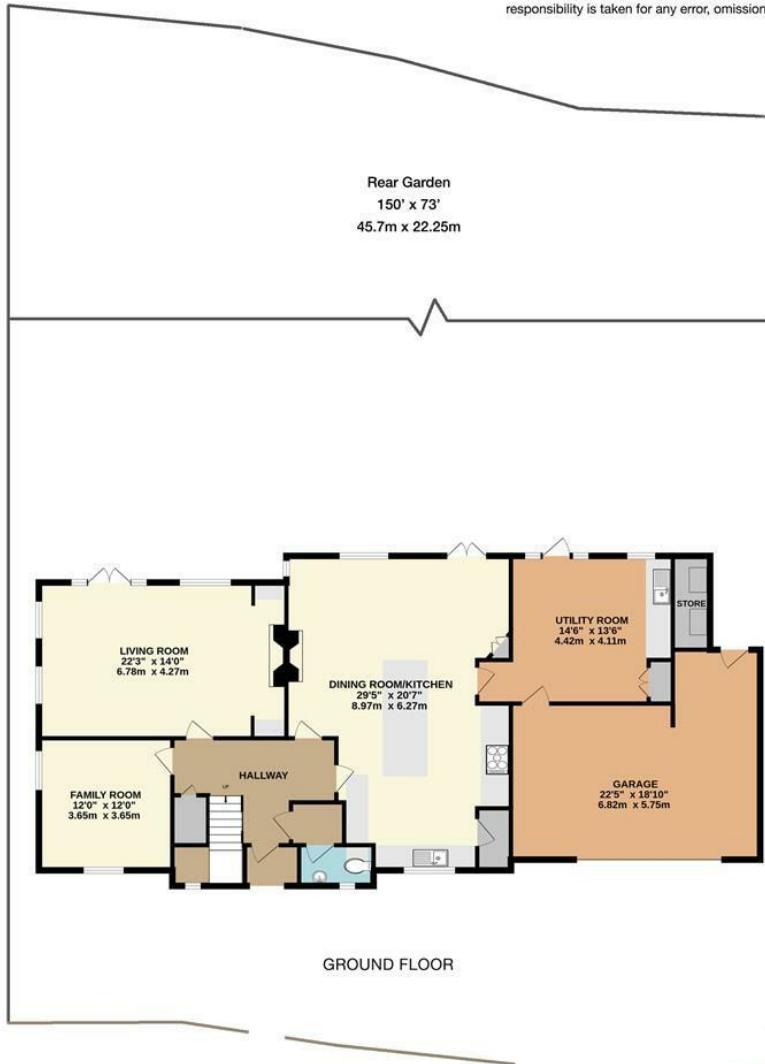
The owner have expired plans available for extending this property if you would like further space (variation to these plans would be STPP). This fine period house is ideal for commuters with Surbiton mainline station approximately 0.8 miles away providing a direct service to London Waterloo with the frequent fast trains. The area is very popular with families as there is an excellent selection of schools for all ages in both the state and private sector. Surbiton town centre, offers a good range of shops, bars, restaurants and amenities, with further extensive shopping in Kingston-upon-Thames. Council Tax Band: H

- Detached Arts and Craft style home
- Kitchen/breakfast/family room
- Two further bathrooms
- Double garage and driveway for multiple cars
- Southborough Estate conservation area
- Six bedrooms with two ensuite
- Living room with doors opening on to the garden
- Utility room
- Southwest facing garden approx 1/3 of an acre
- Easy access to Surbiton mainline station

# Floor Plan

## WOODLANDS ROAD, SURBITON INTERNAL FLOOR AREA (APPROX.) 3560 sq ft/ 330.7 sq m

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2024.



GROUND FLOOR

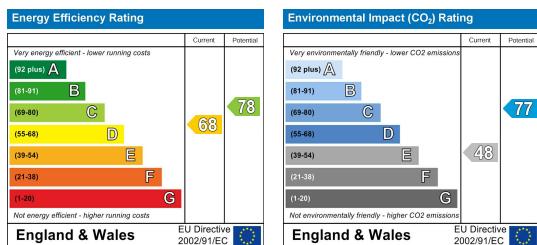


SECOND FLOOR



FIRST FLOOR

## Energy Efficiency Graph



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