

CLEARWATER PLACE

Long Ditton, Surbiton, Surrey KT6



AN IMMACULATELY PRESENTED TOWNHOUSE

This impressive home offers elegant living space, generous bedrooms, and a self-contained lower ground floor ideal for guests, multigenerational living, or an annex.



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Local Authority: Elmbridge Borough Council

Council Tax band: G

Tenure: Freehold



DESCRIPTION

On the first floor is a spacious reception room, ideal for both entertaining and family living, alongside the impressive principal suite with dressing room and en-suite bathroom featuring a bath and separate walk-in shower.

The second floor comprises three well-proportioned bedrooms with built-in storage, served by two additional bathrooms.

The south-west facing rear garden is a particular highlight, enjoying excellent afternoon and evening sun and providing an ideal setting for outdoor dining and relaxation. The property also benefits from off-street parking to the front.











LOCATION

Surbiton enjoys a riverside setting on the Thames, with excellent walking, running and cycling routes along the towpath. The town centre offers a good selection of shops, restaurants, supermarkets and cafés, while nearby Kingston provides extensive retail and leisure facilities.

Transport links are excellent, with Surbiton station less than a mile away offering fast, direct services to London Waterloo. The A3 also provides convenient access to central London, the South and the M25.

Recreational amenities are plentiful, including Sandown Park with its horse racing, ski centre, golf, go-karting, gym and squash facilities. Hampton Court Palace, Claremont Landscape Garden and several highly regarded golf courses are also nearby.

The area is well served by excellent schools, including Surbiton High, Shrewsbury House, Lady Eleanor Holles, The Tiffin Girls' School and Hampton School.





Approximate Gross Internal Area

Main House 2,903 sq. ft / 269.76 sq. m

Outbuilding 73 sq. ft / 6.87 sq. m

Garage 223 sq. ft / 20.72 sq. m

Total 3,199 sq. ft / 297.35 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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