Knight Frank



BEAUFORT ROAD

Surrey KT1



AN IMPRESSIVE PERIOD FAMILY HOME.

A truly wonderful family home, beautifully renovated to an exceptional standard throughout, seamlessly blending charming period character with stylish contemporary living.

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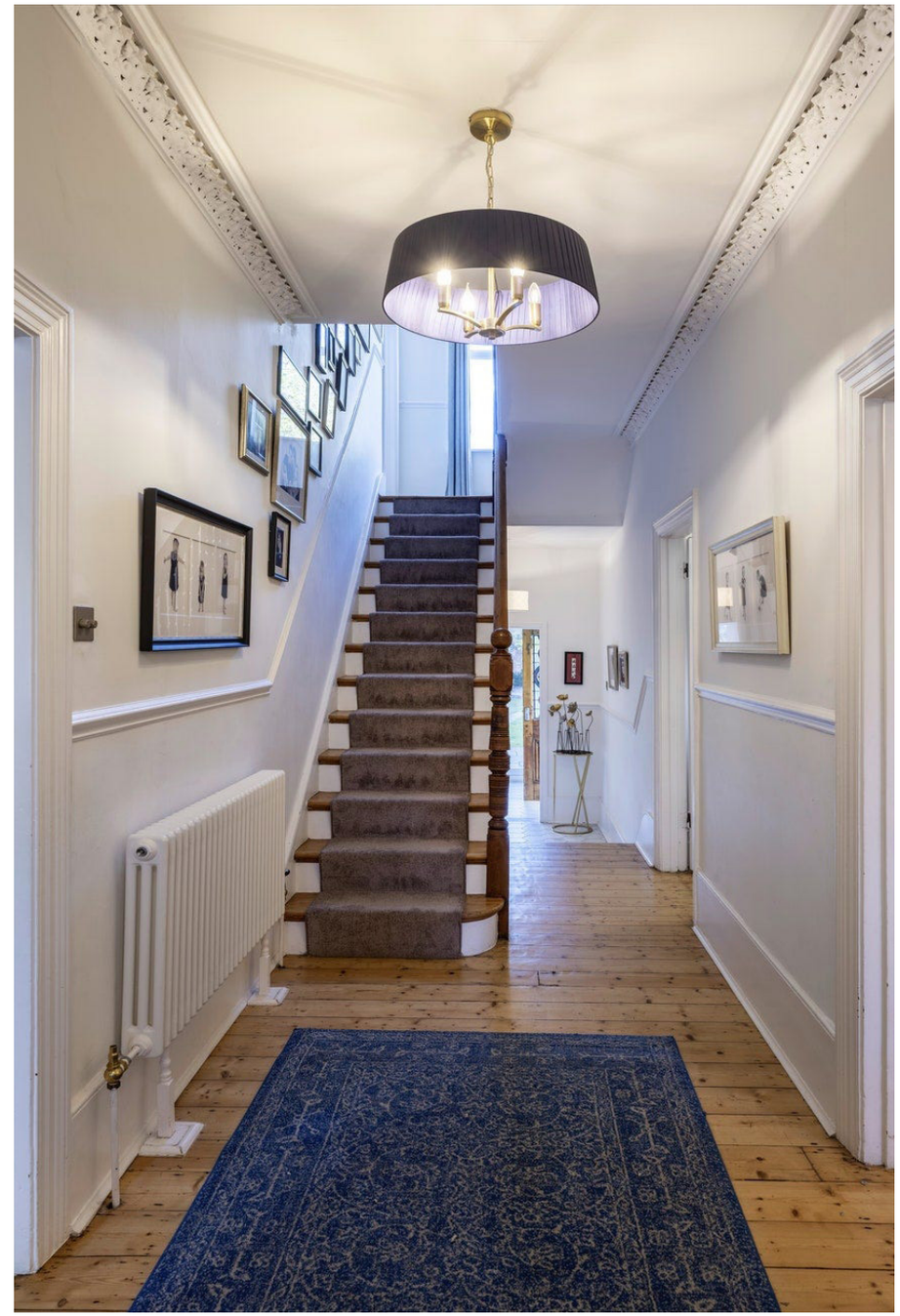
Local Authority: London Borough of Kingston Upon Thames

Council Tax band: G

Tenure: Freehold

Guide Price: £2,395,000





Spread over 3200sq ft, offering an impressive seven bedrooms, four bathrooms, generous reception space and a magnificent west-facing garden, this is a home perfectly suited to modern family life.

Behind its attractive red-brick façade, the property immediately captures the charm of a traditional period home, with beautiful bay windows and an inviting presence. Internally, it has been thoughtfully renovated, retaining lovely original features, including original wooden flooring, while creating elegant and beautifully presented living spaces throughout.

The ground floor offers excellent entertaining space, with an elegant reception room featuring a beautiful fireplace and attractive period detailing. At the heart of the home is an impressive, generously proportioned kitchen, complemented by a well-designed utility area, making it perfectly suited to both busy family life and entertaining.





Arranged over four floors, the property provides exceptionally versatile accommodation, comprising seven well-proportioned bedrooms and four bathrooms. The flexible layout offers excellent potential for larger or multi-generational families, guest accommodation, home working or additional recreational space.

To the rear, a particular highlight is the substantial west-facing garden, featuring generous lawn areas, mature trees and established planting, an attractive ornamental pond and a paved terrace. A further fantastic addition is the garden studio, offering a versatile space ideal for a home office, creative studio, gym or private retreat. The garden provides a wonderful setting for outdoor dining and entertaining, with afternoon and evening sunshine throughout the warmer months.

To the front, a double-width driveway provides valuable off-street parking for two vehicles.

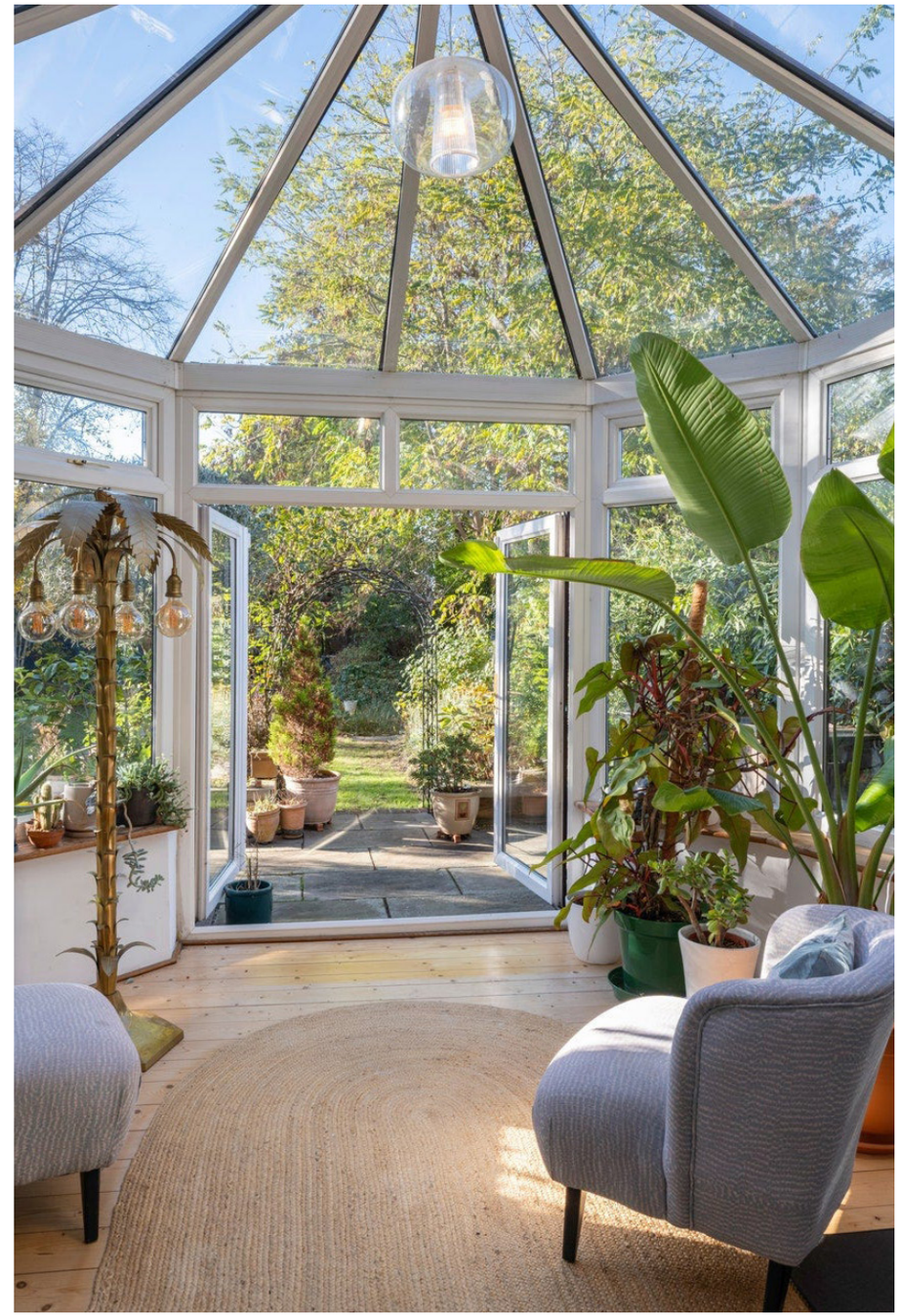
Combining generous proportions, period charm and high-quality contemporary finishes, this is a truly special family home, ideally positioned to enjoy all that Kingston upon Thames has to offer, including excellent schools, transport connections, shopping and leisure facilities.



LOCATION

Beaufort Road is ideally situated in the heart of Kingston upon Thames, offering an excellent combination of town-centre convenience, riverside charm and access to beautiful green spaces. Kingston provides an extensive selection of shops, restaurants, cafés and leisure facilities, while the River Thames, Bushy Park and Richmond Park are all within easy reach.

The area is particularly popular with families, benefiting from an excellent choice of state and independent schools. Commuters are well served by nearby railway stations, with direct services to London Waterloo from Surbiton in approximately 17 minutes and Kingston in approximately 30 minutes. The A3 and M25 also provide convenient road connections.









(Including Reduced Height Area)
Approximate Gross Internal Area = 298.7 sq m / 3215 sq ft

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)

We would be delighted to tell you more.

Ella Coates
+44 207 861 1382
Ella.Coates@knightframk.com

Knight Frank Kingston

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Your partners in property

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