

Acacia Grove New Malden KT3



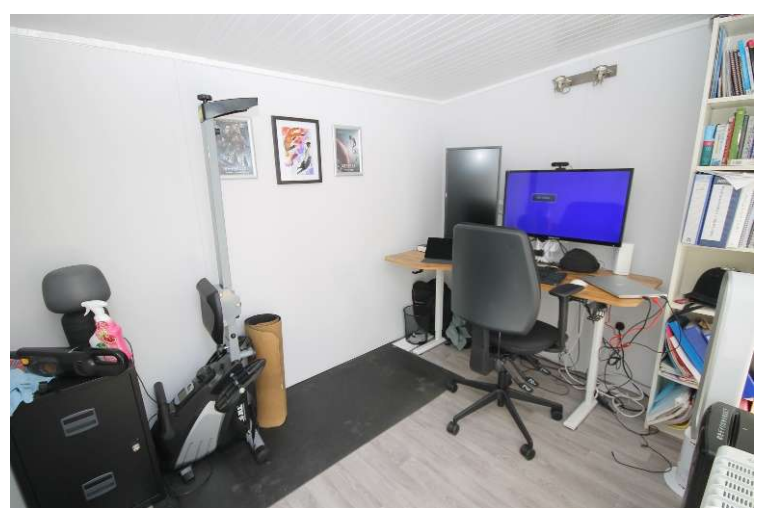
- **Detached Period House in "Groves" Location**
- **High Ceilings and Original Features**
- **Four Double Bedrooms, Three Bathrooms**
- **Superb Kitchen/Dining/Family Room**
- **Large Garden**
- **Off Street Parking**

Price £1,325,000

Step through the threshold of this architectural jewel, a rare opportunity to acquire a detached period residence in the heart of New Malden's reputable 'Groves area'. This home seamlessly marries the grandeur of the past with the effortless luxury of modern living. The journey begins in the entrance hall, leading to a majestic double reception room. Here, soaring ceilings, a feature fireplace creating an atmosphere of refined elegance. An additional, versatile interconnecting room offers the perfect sanctuary for a secluded snug or home office. At the heart of the home lies a spectacular kitchen and family hub. Sympathetically extended to embrace contemporary life, this expansive space is bathed in natural light. Bifold doors dissolve the boundary between inside and out, opening onto a mature garden. Whether hosting summer soirées on the stone patio or seeking creative inspiration in the secluded garden studio, the outdoor space is a private oasis of calm. The practicalities of family life are artfully handled by a discrete utility room and guest cloakroom. Upstairs, the sanctuary continues with four generous double bedrooms. The master suite and a secondary guest room both boast private en-suite facilities, while the centre piece family bathroom invites relaxation with its elegant freestanding bath and separate walk-in shower. Perfectly positioned within the catchment of excellent schools and just a leisurely stroll from the vibrant High Street and station, this is more than a house—it is a legacy. EPC Rating E. Council Tax Band F.





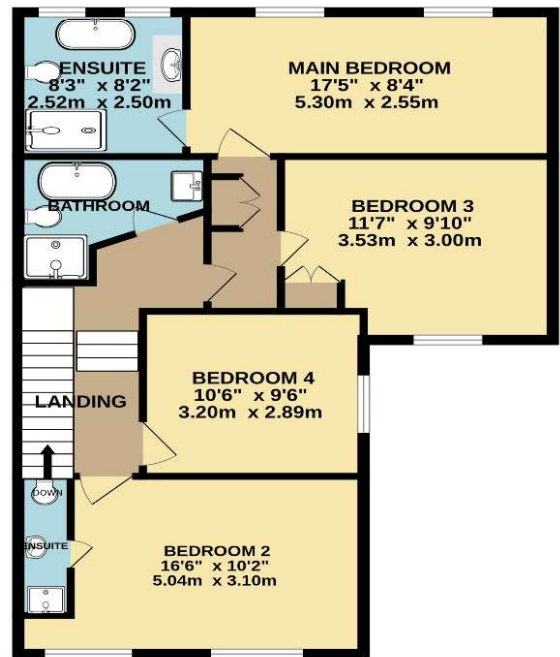
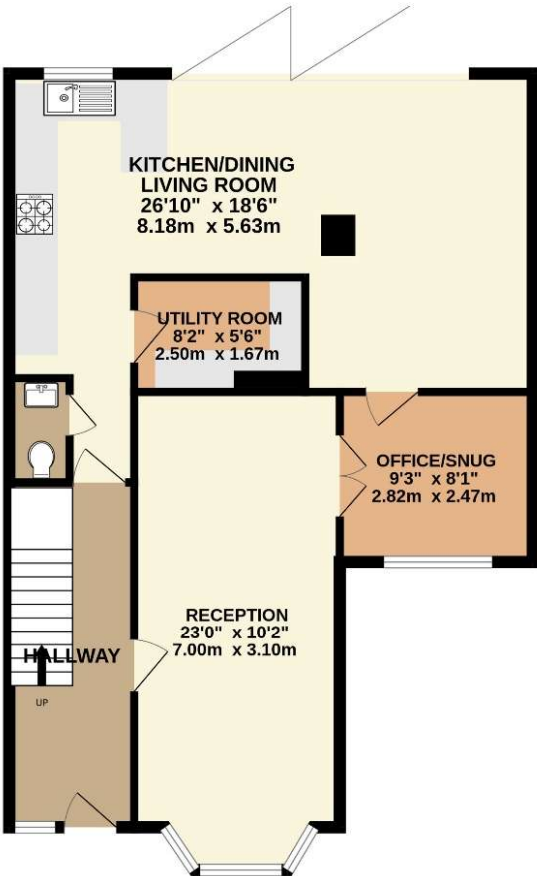




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1789sq.ft. (166.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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