MatthewJames

St James House | St James Road | Surbiton | Surrey KT6 4QH
T: +44 (0) 20 8390 2266
E: enquiries@matthewjamesestateagents.co.uk
www.matthewjamesestateagents.co.uk

## Ditton Hill Road, Surbiton, KT6 5JD

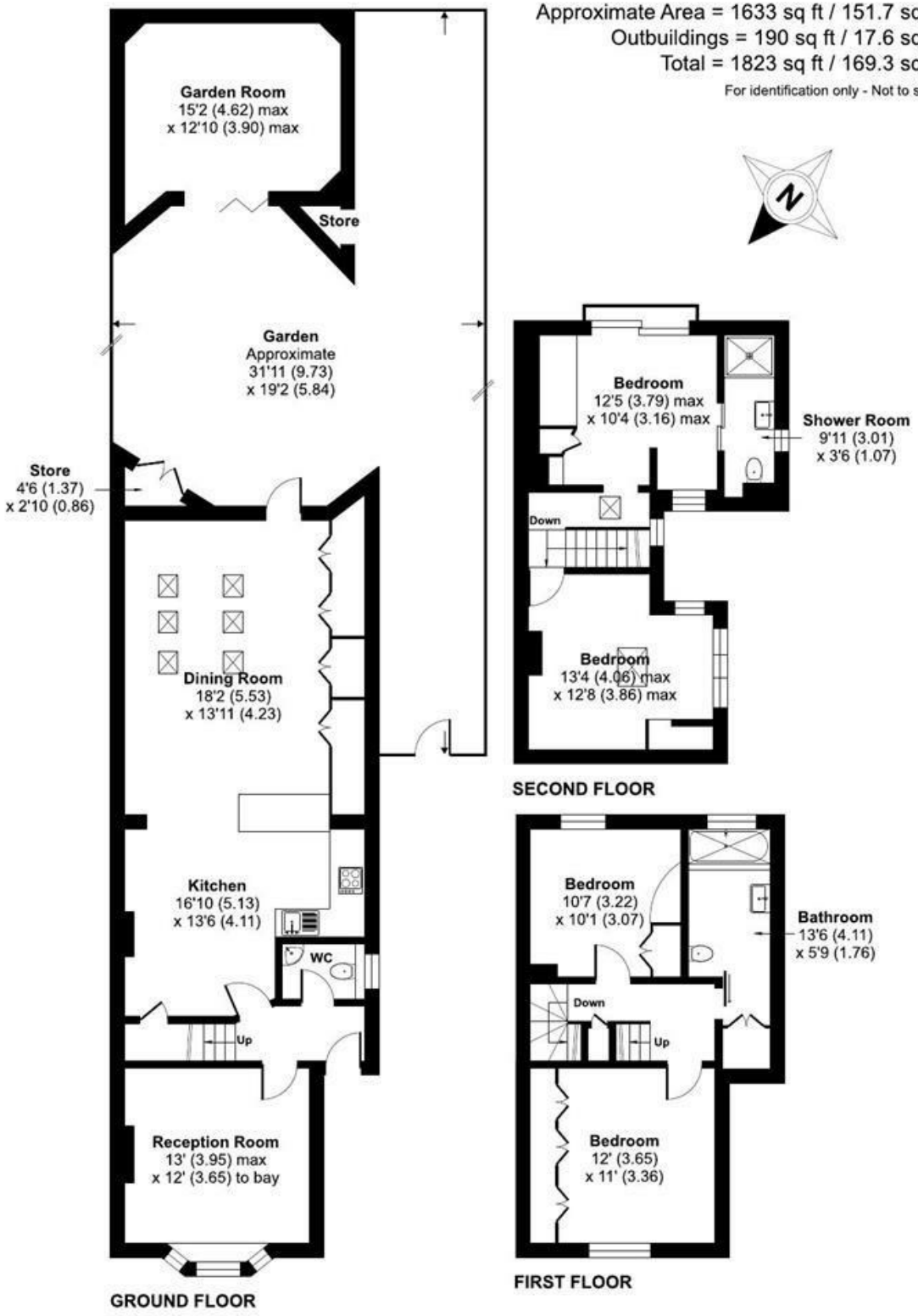
An exceptional, bespoke refurbished/extended four-double bedroom, two-bathroom family house with extensive living accommodation and a contemporary garden studio/office. Located within easy reach of Surbiton mainline station with highly regarded local schools including Hinchley Wood a short walk away. The many benefits include a stunning open-plan kitchen, living, dining space with bi-folding doors opening onto the garden. There is also a separate sitting room with a fireplace and log burning stove. The entrance hallway includes a ground floor wc. On the first floor, two double bedrooms with wardrobes and a sumptuous family bathroom suite with a bath and wet shower area. On the second floor a master bedroom with a coordinating en-suite shower room and another double bedroom. To the rear is a large south-facing landscaped garden with a covered dining area, sitting space, adventure play area and mature planting. The large garden studio room is suitable for many purposes, including home working and family space. Driveway parking with an EV charging point. An outstanding family home sold with no onward chain.

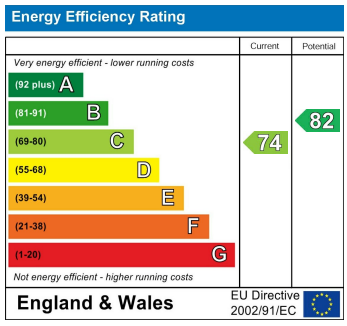
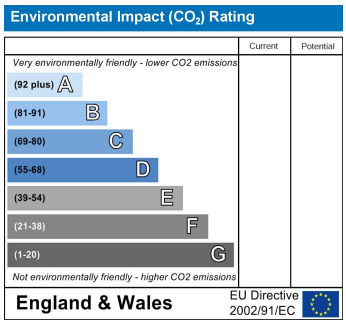
**Guide Price £1,150,000 Freehold**

**EPC Rating: C**

# Ditton Hill Road, Long Ditton, Surbiton, KT6

Approximate Area = 1633 sq ft / 151.7 sq m
Outbuildings = 190 sq ft / 17.6 sq m
Total = 1823 sq ft / 169.3 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). ©nichecom 2026. Produced for Matthew James. REF: 1523074

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/fittings 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.