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Windmill Lane, Surbiton, KT6 5QE

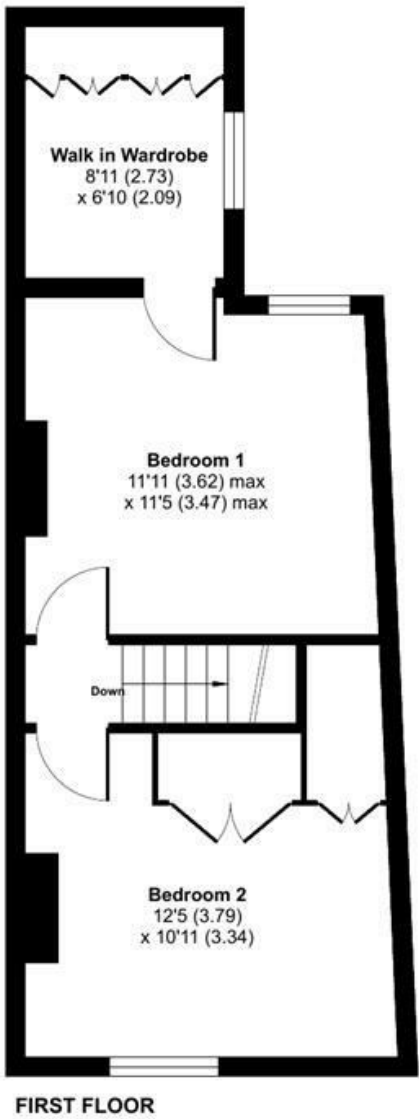
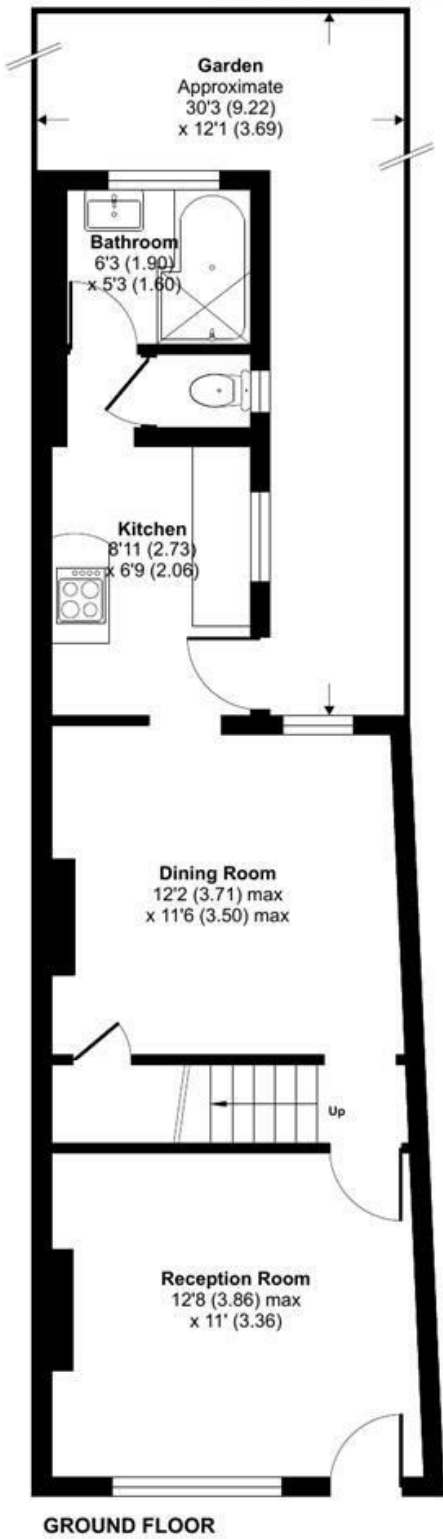
An excellent two/three-bedroom period cottage with a secluded, south-west-facing courtyard garden. Located within walking distance of Surbiton mainline station and the Thames with local shops and amenities moments away. The many benefits include a lovely front sitting room with bespoke alcove joinery and a fireplace. There is a separate dining room to the rear which opens onto a sleek modern kitchen with appliances and a door to the garden. There is a white and stone ground floor bathroom with a shower above the bath and a separate wc. On the first floor, two good size double bedrooms and a third bedroom/dressing room with fitted wardrobes accessed from the rear bedroom. The secluded garden offers a great space for relaxing and entertaining. Council Tax Band D. A delightful home.

Guide Price £585,000 Freehold

EPC Rating: D

Windmill Lane, Long Ditton, Surbiton, KT6

Approximate Area = 798 sq ft / 74.1 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). © nchecom 2025. Produced for Matthew James. REF: 1315085

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/fitings 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	79
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		