



Matthew James

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



Church Meadow, Surbiton, KT6 5EP

An exceptional, four bedroom, two-bathroom detached house with extensive living accommodation, set on a corner plot with large gardens and a double garage. The property is in need of refurbishment and would benefit from extending/improving (subject to usual consents). Located in a leafy residential cul-de-sac within walking distance of Surbiton Mainline Station and High Street. The many benefits include two large principal living rooms, plus a separate study, a kitchen breakfast room and a utility room. A welcoming entrance hallway and a ground floor wc. On the first floor is a master bedroom with an en-suite shower room plus three further good-sized bedrooms and a family bathroom. There is also considerable boarded eaves storage and a linen cupboard. A large enclosed garden. To the side of the property is a double-width driveway leading to a double integral garage. A lovely home with potential sold with no onward chain.

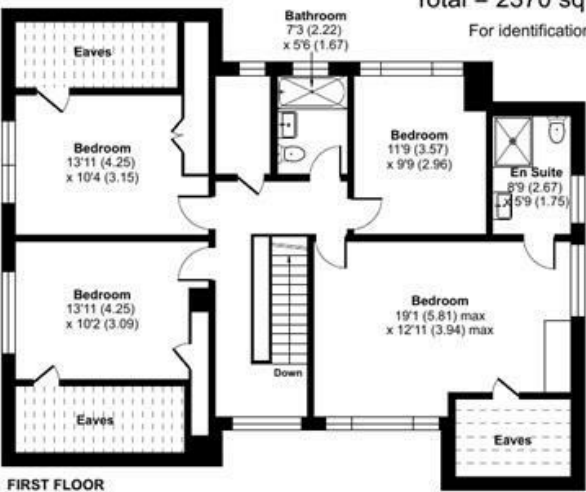
Guide Price £1,100,000 Freehold

EPC Rating: E

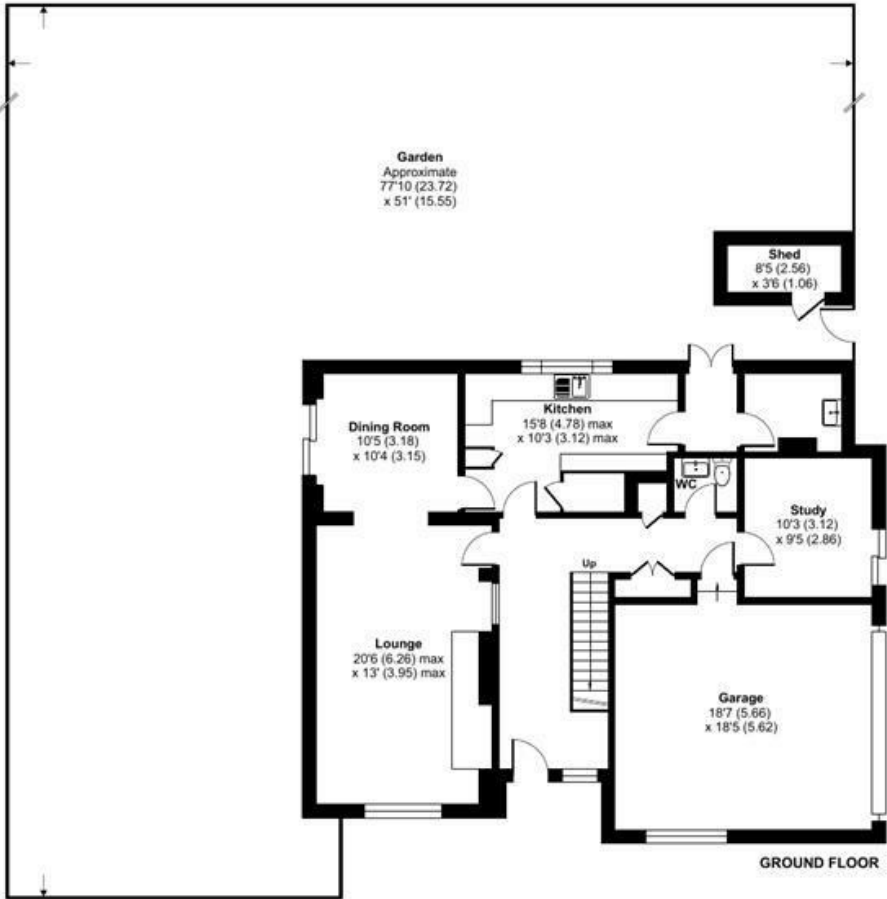
Church Meadow, Long Ditton, Surbiton, KT6

Approximate Area = 1966 sq ft / 182.6 sq m
Limited Use Area(s) = 55 sq ft / 5.1 sq m
Garage = 320 sq ft / 29.7 sq m
Outbuilding = 29 sq ft / 2.6 sq m
Total = 2370 sq ft / 220 sq m

Denotes restricted
head height



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Matthew James. REF: 1452038

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		
	54	73
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		