HOMESEARCH

Asking Price £2,999,995

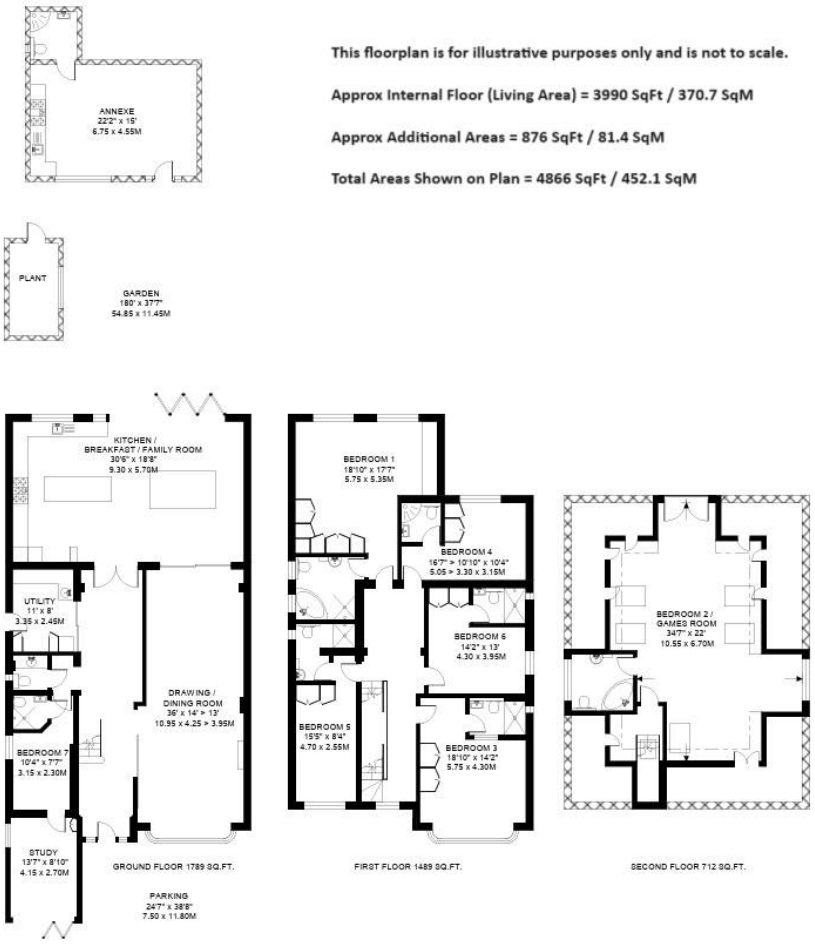










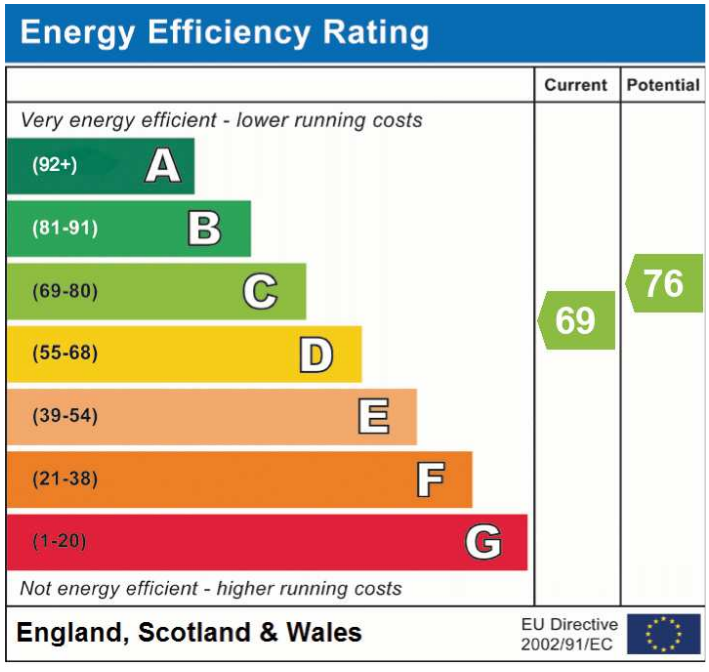


This floorplan is for illustrative purposes only and is not to scale.

Approx Internal Floor (Living Area) = 3990 SqFt / 370.7 SqM

Approx Additional Areas = 876 SqFt / 81.4 SqM

Total Areas Shown on Plan = 4866 SqFt / 452.1 SqM



Address: Robin Hood Lane, Kingston Upon Thames, SW15

Beautiful 8 Bedroom Detached Home in Kingston

This is a fine example of a 4866SqFt 8 bedroom detached home (including outhouse) which has been refurbished to an exceptionally high standard.
The property has 8 bathrooms, 7 of which are ensuite and also a cloak room and a sizable utility area that has all the functions required for a busy household.

This property features a secure gated entrance with video entry. The front doors welcome you to a bright and welcoming entrance hall, seamlessly leading to the heart of the house which is the bright open plan kitchen and living room with electric bi-folding doors leading to the rear patio and garden, creating an open, flowing entertainment space. The rear garden leads to a fully equipped outbuilding. The drawing room showcases a stone fireplace and seamlessly connects to the dining room through a large arched opening. The dining room, in turn, leads to the living area through additional sliding doors.

Tiled with underfloor heating and equipped with bespoke wall, tall, and base units, the kitchen boasts integrated appliances, including double ovens, an induction hob with an extractor hood, dishwasher, and a free-standing fridge/freezer. A large breakfast island with seating for six complements the ample work surface.

The downstairs bedroom featuring a trompe-loeil ceiling light, boasts an en suite wet shower room leading to a double-aspect study with glazed bi-folding doors opening onto the front driveway.

First Floor

Ascending onto the oak staircase with strip lighting, you are greeted with 5 double bedrooms, all with built in wardorbes and ensuite bathrooms. The rear-facing main bedroom offers garden views and features a fully-tiled ensuite bathroom with a Jacuzzi bath and wet shower, providing a luxurious retreat within the home.

Second Floor

The staircase continues to the second floor, which leads into another bedroom with a fully tiled ensuite with a jacuzzi bath. This spacious and bright room is flooded with natural light from large French doors leading to a Juliet balcony overlooking the rear garden.

OutBuilding

The 54m deep south-facing rear garden with a stunning wall-mounted water feature has central stepping stones leading you to the outbuilding. The outbuilding features a fully equipped kitchenette with granite countertops and a fully-tiled modern bathroom. This room can be used as an office space, gym or another room for accomodation.

Location

Conveniently situated near Kingston Town Centre, this property offers easy access to its outstanding shopping amenities. The nearby A3 trunk road provides rapid connections to Central London, Gatwick, and Heathrow airports via the M25. Commuters will appreciate the frequent train services into the city from Norbiton and Putney Railway stations.

Richmond Park, just a few minutes walk away, boasts beautiful natural beauty and offers an ideal setting for picnics, horseback riding, jogging, or a simple stroll.

Tenure: Freehold
EPC RATING C
COUNCIL TAX BAND G

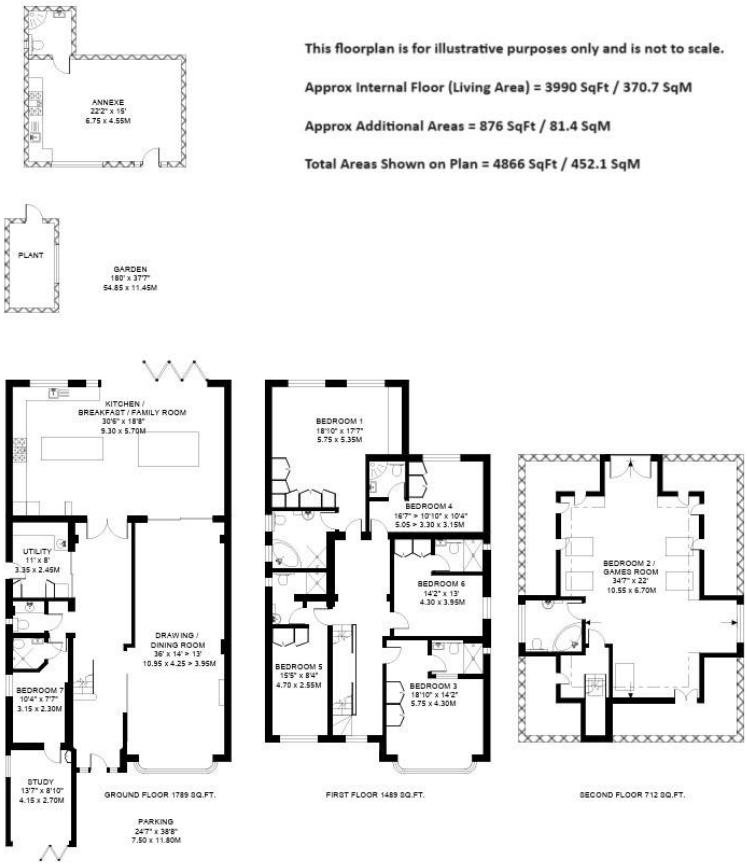
Water Supply: Mains
Sewerage: Mains
Heating: Boiler and radiators, mains gas
Mobile Signal/Coverage: High - Covers BT, Sky, Virgin
Flood Risk: Rivers & Seas = No Risk ; Surface Water = Very Low

Restrictive Covenants may apply

Parking: Gated Driveway

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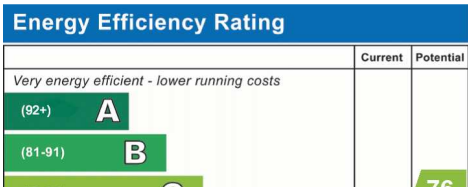


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