

# 150 Manor Road North, Thames Ditton, KT7 0BH

**Guide Price :** £825,000

**Council Tax :** Elmbridge Borough Council Band F £3,717.31 (2026-2027)

**EPC:** Band E

1102 sq feet /102.4 sq m



# Location

Thames Ditton and Hinchley Wood offer that rare blend of village charm and modern convenience. Here you'll find independent cafés and bakeries for weekend treats, pretty parks and green spaces for after-school energy bursts. This is an area with a strong sense of community that families love, an area where neighbours know each other, children walk to school together, and life feels just that little bit easier.

Families are exceptionally well-served, with strong local schools which cater for every age including :

Long Ditton Infant School – Ofsted: Good

Long Ditton St Mary's Junior School – Ofsted: Outstanding

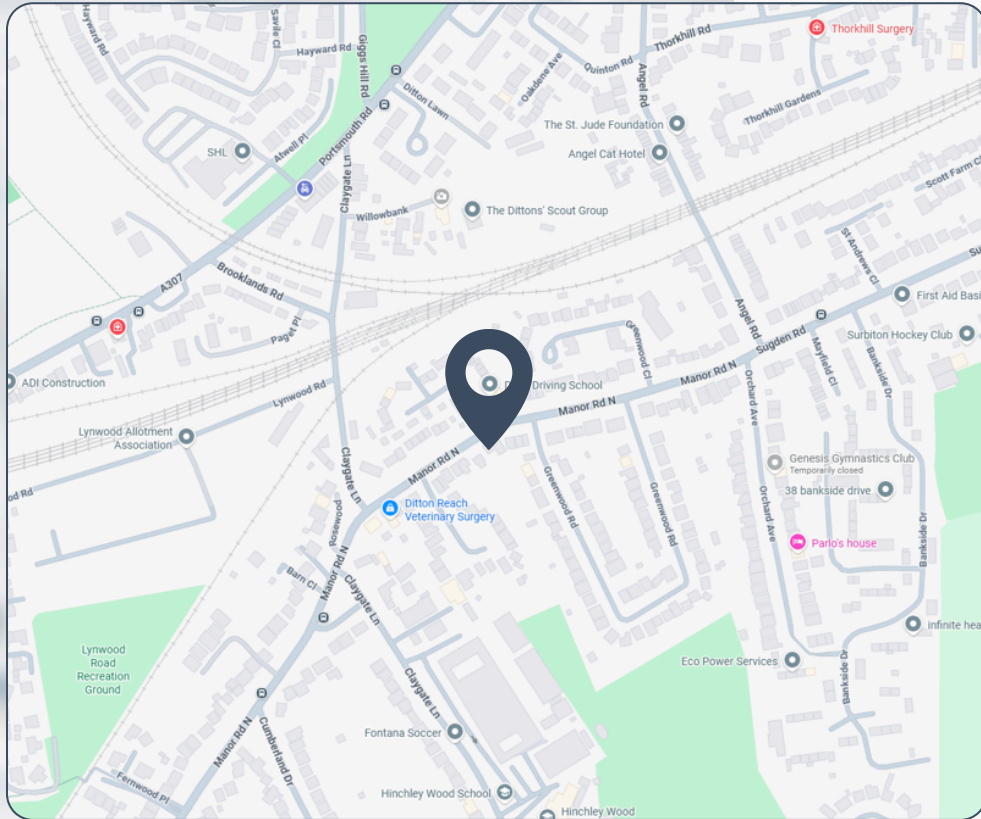
Hinchley Wood Primary School – Ofsted: Good

Hinchley Wood Secondary School – Ofsted: Outstanding

All are within walking distance from the house which is a rare and valuable advantage. Private education is also well catered for with Claremont Fan School, Surbiton High School and Weston Green School to name a few.

Commuting is equally straightforward : Surbiton Station delivers one of London's fastest commutes, with direct trains to Waterloo in around 17 minutes as well as quick connections to Woking and Guildford and Hinchley Wood Station is approx. a 15 min walk away with trains to Waterloo (29 minutes)

The A3 is moments away for swift access to the M25, M3, and beyond.



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## Summary

- Detached family house
- Two reception rooms
- 3 Bedrooms
- 1 Bathroom
- Kitchen with door to the garden
- South-East facing garden
- Off-street parking and garage
- Close to several outstanding schools
- Refurbishment opportunity

## The Property

150 Manor Road North is a home that's ready for its next chapter, a detached, three-bedroom house with generous living spaces, south-east facing garden, a garage and off-street parking, all wrapped in the comfort of a friendly Thames Ditton community and surrounded by some of Surrey's most sought-after schools.

It needs refurbishment, but that's the magic. With solid foundations, a practical layout and excellent scope to improve, it will appeal to families who value walkability and who want their children to grow up with friends on the same street, downsizers seeking a manageable home in a desirable location, and first-time buyers wanting to step onto the ladder with a property they can grow into over time.

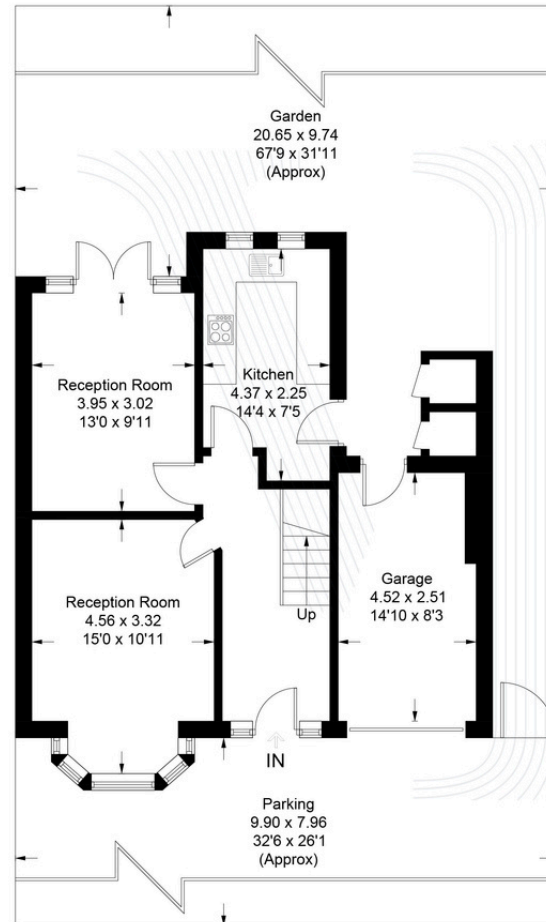
This home is perfect for those who want to create space and long-term potential. If you're dreaming of a house you can personalise, somewhere with solid foundations, a proper garden, and access to truly excellent schools, then this is most definitely the one.

## Nice to know:

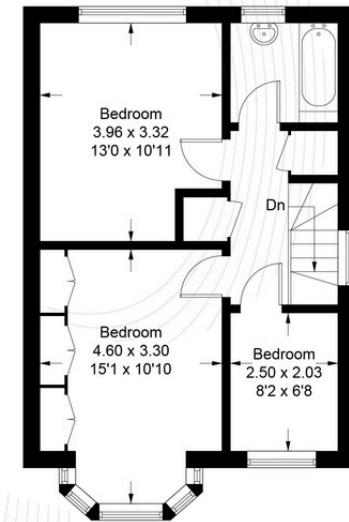
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## Manor Road North, Thames Ditton, KT7

Approximate Gross Internal Area = 89.5 sq m / 963 sq ft  
Garage / External Stores = 12.9 sq m / 139 sq ft  
Total = 102.4 sq m / 1102 sq ft



Ground Floor = 494 sq ft / 45.9 sq m



First Floor = 469 sq ft / 43.6 sq m















# Make Yourself at Home

We are fortunate to work in the property market of South West London and Surrey, offering beautiful homes in areas such as Thames Ditton, Surbiton, Barnes, Mortlake, East Sheen, Mortlake, Richmond and Kew.

With historical buildings, riverside walks, and excellent transport links (tube, rail, bus, and riverboat), these areas blend semi-rural charm with city convenience.

They feature independent shops, restaurants, leisure facilities, theatres, galleries, and museums. Families are drawn here by outstanding schools and the perfect balance of city and country life.

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