



Vicarage Close, Worcester Park, Surrey, KT4 7LZ
Offers in excess of £1,500,000

Vicarage Close, Worcester Park, Surrey, KT4 7LZ

- Viewings 7 Days a Week (Including Bank Holidays)
 - Outstanding 5 bedroom detached House
 - Versatile accommodation
 - Luxury Fully Fitted Kitchen with integrated appliances
 - Open Plan Kitchen/Dining/Family Room
 - Designer Bathrooms
 - Sought After Location

This imposing New build family home has been impeccably built by the current owner to create an elegant living space with a luxury finish.

'Turners Oak' is a charming development of a five bedroom luxury detached home on the private road of Vicarage Close in the Royal Borough of Kingston Upon Thames, Surrey. Situated on a quarter of an acre of land, this delightful new home boasts the benefit of being in a beautiful, quiet and private neighbourhood, whilst still having easy access to local amenities and transport links.

In the heart of Surrey, 'Turners Oak' is a short distance from the centre of Worcester Park and New Malden, which boasts a thriving, cosmopolitan





and friendly community. Here you will find high streets filled with independent shops and cafés and outstanding schools. With Richmond Park and Nonsuch Park only a short distance away there are acres of glorious green space stretching for miles around – the perfect balance between urban and country living which also benefits from direct transport connections into London. For the aspiring rambler, a few minutes' walk away is the Hogsmill River. The river flows in a northerly direction and is approximately 7 miles long. The perfect walk on either a warm summers day or a crisp winter morning. If indoor exercise is your preference, then 'The River Club', a private members only health club and spa is just a few minutes' walk away.

Local Schools

'Turners Oak' is surrounded by some of the finest schools in the country, with numerous primary and secondary schools rated 'Outstanding' by Ofsted. Primary schools include Nonsuch Primary School, Cheam Park Farm Primary Academy, Malden Parochial Church of England Primary School and St Cecilia's Catholic Primary School. Secondary schools include Sutton Grammar School, Nonsuch High School for Girls, Richard Challoner School, Tiffin Girls School and Tiffin School.



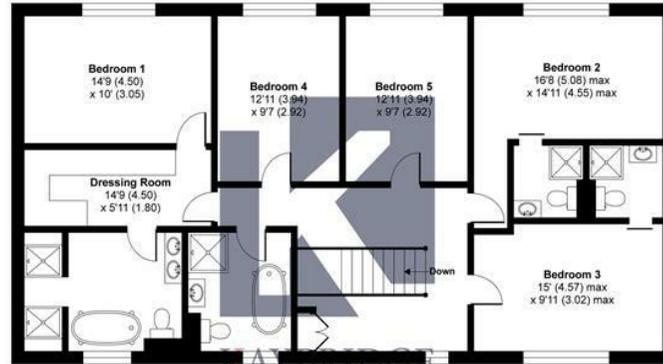
Vicarage Close, Turners Oak, Worcester Park, KT4

Approximate Area = 3272 sq ft / 303.9 sq m

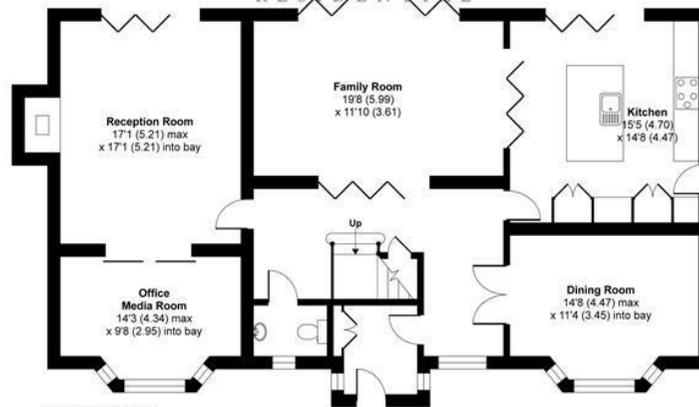
For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Kaybridge Residential Ltd. REF: 749246

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		88	88
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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	



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