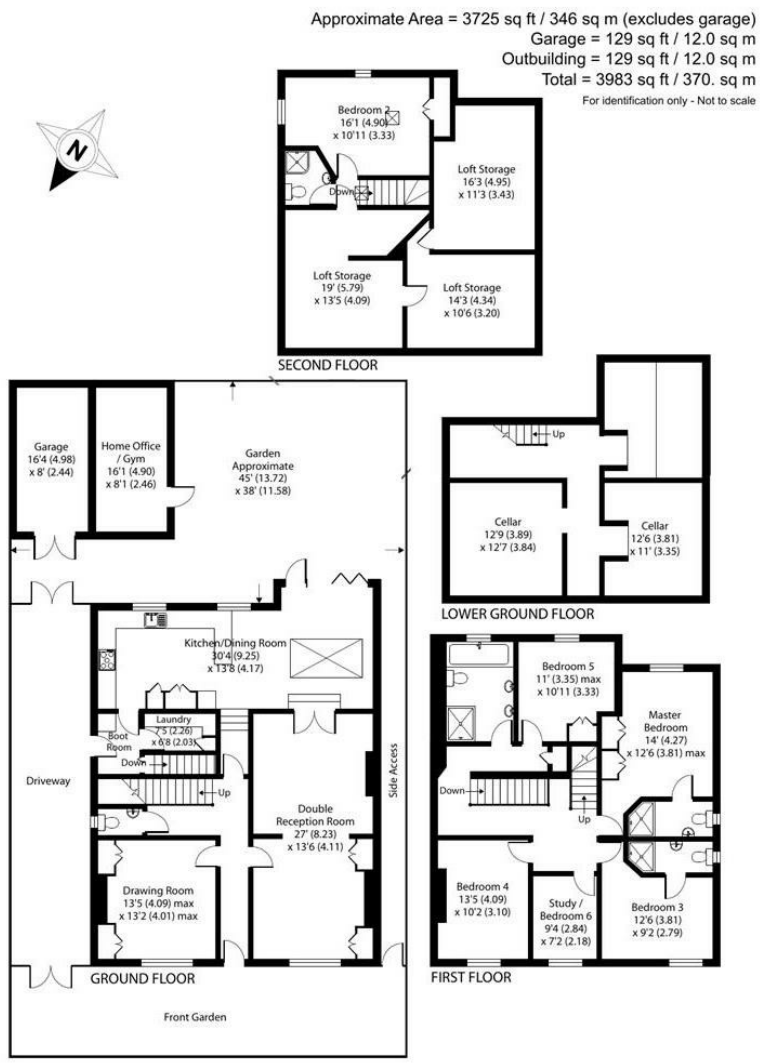

RICS Certified Property Measurer
This floor plan was constructed using measurements provided to © nichecom 2022 by a third party.
Produced for Gibson Lane. REF: 878414

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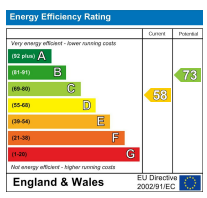

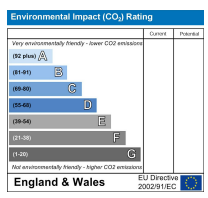

Important Information

All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not be relied upon for any purpose. These details are offered on the understanding that all negotiations are made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed.

The Property Ombudsman
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Guide Price £2,750,000

- Detached Double Fronted Residence
- Six Bedrooms
- Off Street Parking for Multiple Cars
- Southerly Aspect Rear Garden
- Many Period Features
- Well Presented Internally
- Garage and Large Cellar
- Home Office/Gym
- EPC Rating - D
- Council Tax Band - G

* Tenure: Freehold

* Local Authority: Kingston Upon Thames

Description

Bute House is an elegant & imposing double fronted detached Victorian family home with tremendous accommodation approaching 4000 square foot. This stunning residence is presented to a wonderful standard and offers balanced accommodation throughout, combining a contemporary style of living whilst retaining a wealth of characterful period features.

The magnificent ground floor footprint features upon entrance a beautiful hallway leading onto a drawing room to the left which boasts high ornate ceilings, large windows, and a striking marble fireplace. Leading from the hallway to the right is the impressive 27ft double reception room which is perfect for entertaining and includes two stunning working fireplaces. To the rear of the property there is a fantastic 30ft fully equipped kitchen, open-plan with generous dining area offering direct access to the delightful landscaped south facing garden via bi-folding doors, this area also has the benefit of underfloor heating as do the adjacent boot & utility rooms. In addition, there is also a downstairs WC and an expansive cellar.

To the first floor there are four bright double bedrooms, two of which are en-suite, a fifth bedroom/study and family bathroom complete this floor, the second floor comprises a sixth bedroom with separate bathroom and large loft storage space.

Externally the property enjoys a bold plot to include a Victorian themed garden to the front, a triple length paved driveway with parking for several cars and large timber gates to separate the sunny rear garden which enjoys a stone patio ideal for al-fresco dining, large lawn area, a children's recreation area, garage and home office/gym with electricity.

Properties of this size in this highly sought-after location are rarely available, therefore we would thoroughly recommend an internal viewing to fully appreciate what this delightful home has to offer.

Situation

Richmond Park Road is a sought after residential street ideally situated in the ever popular North Kingston area. The property is conveniently positioned for Kingston station giving direct access into Waterloo and the A3 which serves both London & the M25. Kingston town centre with its array of shops, restaurants and bars is a short distance away. The standard of schooling in the immediate area is excellent within both the private and state sectors.