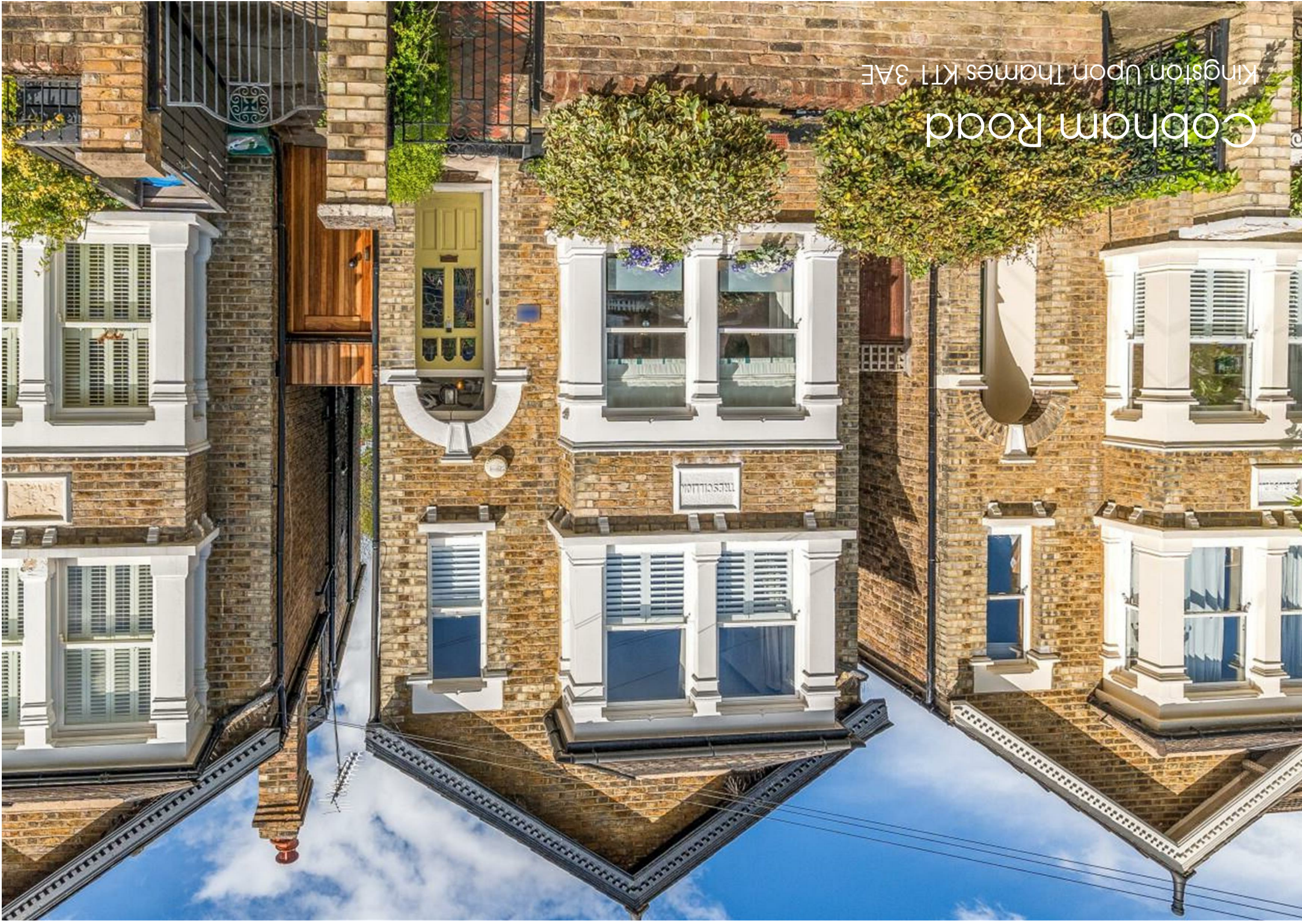
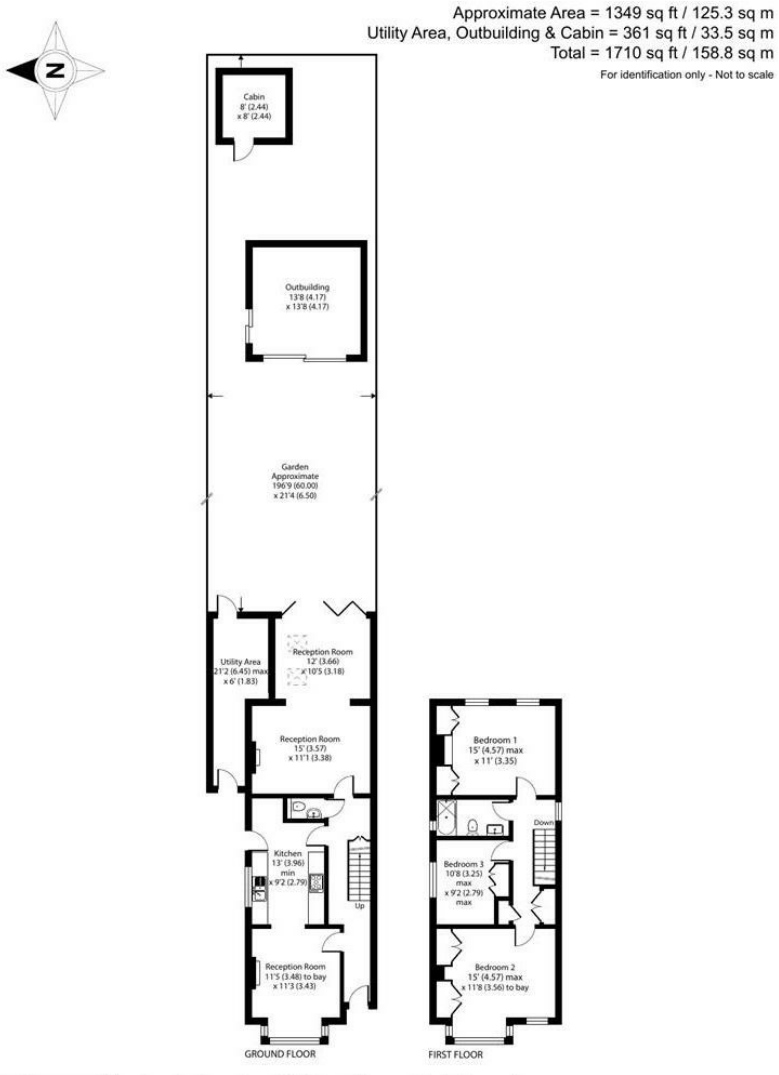


Cobham Road

Kingston upon Thames KT1 3AE



Approximate Area = 1349 sq ft / 125.3 sq m
Utility Area, Outbuilding & Cabin = 361 sq ft / 33.5 sq m
Total = 1710 sq ft / 158.8 sq m
For identification only - Not to scale

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.
Produced for Gibson Lane. REF: 1115269

gibson lane

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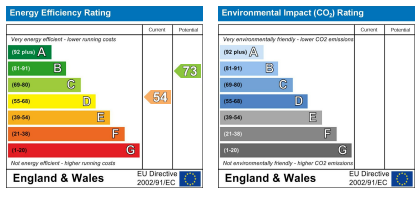

Important Information

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 £1,100,000

- Victorian Detached Home
- Three Double Bedrooms
- Spectacular Rear Garden in excess of 4200sqft
- Huge Scope for Extension (STNC)
- High Specification Home Office
- Outstanding Internal Finish
- Moments from Norbiton Station
- Close Proximity to Excellent Schools
- Council Tax Banding - F
- EPC Rating - TBC

* Tenure: Freehold

* Local Authority: Kingston Upon Thames

Description

A rather unique opportunity to acquire this special family home, a double bay fronted, detached Victorian villa bursting with character, period features, high ceilings and phenomenal grounds. The property provides spacious accommodation in excess of 1700sqft (including home office) arranged over two floors. The ground floor has an open plan layout, creating a seamless flow between the living spaces. This design not only enhances the sense of space but also allows for natural light to flood the rooms, creating a warm and inviting atmosphere.

Upon entrance there is a lovely front reception with bay window and feature fireplace which leads into the newly fitted, high grade kitchen with fitted appliances. There is also a downstairs WC and an impressive double reception room with log burner, fitted cupboards/shelves, striking vaulted ceiling and bi-folding doors which open up onto the rear garden. The garden is truly exceptional measuring approximately 200ft deep separated into cleverly landscaped sections to include patio area, perfect for al fresco dining and entertaining, mature pond, children's play area and a superb high specification home office with glass sliding doors, impressive internal lighting and high level insulation. Behind the studio is more garden space currently housing a cabin and storage shed.

The first floor contains a stunning master bedroom with square bay window at the front, a good sized double bedroom in the middle, a newly renovated family bathroom with underfloor heating and another fantastic double bedroom to the rear overlooking the grounds. All the bedrooms have bespoke fitted wardrobes. There is also huge scope to expand further into the loft and on the ground floor, should a buyer wish to (subject to necessary consents). Furthermore, the property is being sold with no onward chain. We highly recommend an internal viewing to truly appreciate what this incredible home has to offer.

Situation

Cobham Road is a sought after residential street conveniently located moments from Norbiton Village with its select range of shops and rail station giving direct access into Waterloo. Kingston Town Centre with its extensive range of shops, bars and restaurants is a short walk. The A3 which serves both London and the M25 is easily accessible by car. The standard of schooling in the immediate area is excellent within both the private and state sector. The area has an extensive range of leisure facilities including golf courses, tennis clubs, riding schools and private and public health clubs.