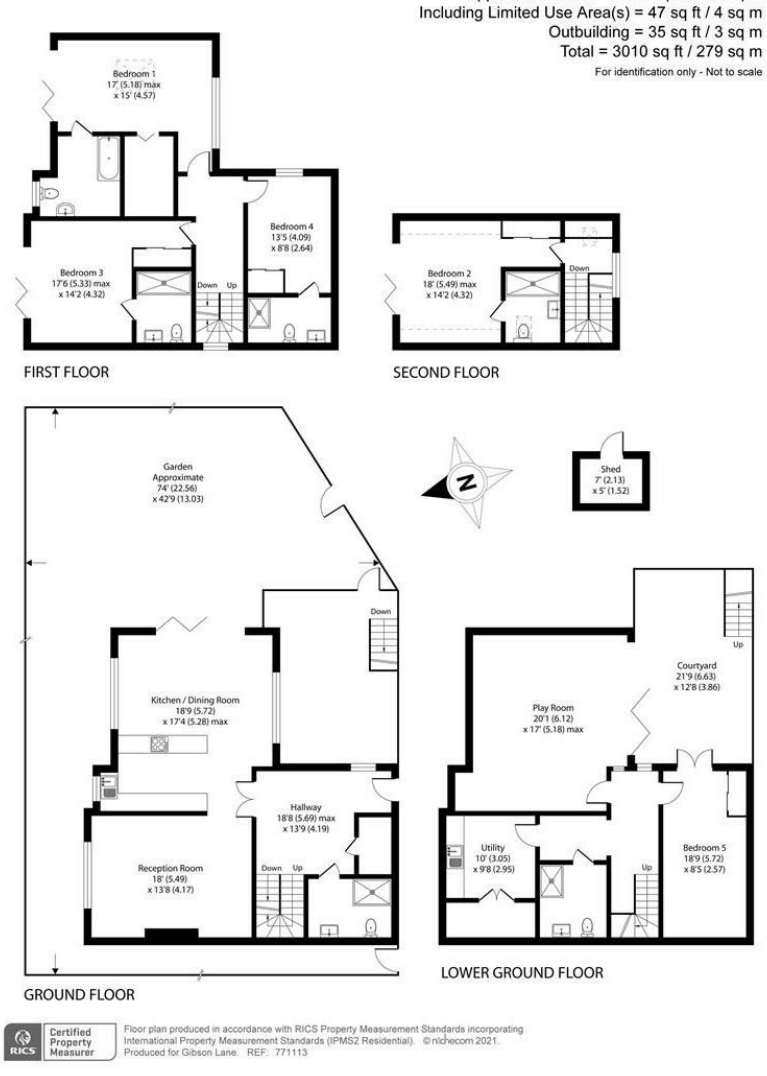
Approximate Area = 2928 sq ft / 272 sq m
Including Limited Use Area(s) = 47 sq ft / 4 sq m
Outbuilding = 35 sq ft / 3 sq m
Total = 3010 sq ft / 279 sq m
For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021. Produced for Gibson Lane. REF: 771113

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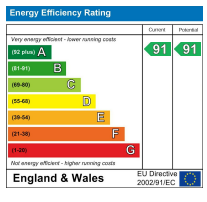

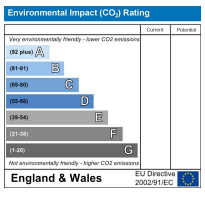

Important Information
All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes 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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Bat Gardens

Kingston Upon Thames KT2 5FS

Guide Price £2,250,000

A quite remarkable detached family home, built in 2014 to the highest of standards with incredible accommodation in excess of 3000 sq ft and situated in this premier North Kingston location overlooking Dinton Fields

Description

An Impressive detached family home situated within this gated development in a hidden oasis which overlooks Dinton Fields. Built in 2014 to the highest of standards, this contemporary residence offers exceptionally well balanced and rather practical accommodation in excess of 3000 sq ft arranged over 4 floors. The emphasis on the ground and lower ground floor is on family life and entertainment, comprising a superbly appointed modern fully fitted kitchen/diner with bi fold doors leading onto a delightfully landscaped side and rear garden perfect for al- fresco dining. A stunning family room with feature fire place, downstairs WC and shower room and large hallway with great storage. The lower ground floor could easily lend itself to a relative/au-pair as a self contained annex but currently features a large play room/home office, double bedroom, additional shower room, utility room and private courtyard. On the upper floors there is an impressive master bedroom suite, fully equipped with dressing area and luxurious bathroom, three more high quality bedroom suites all with fitted wardrobes. Large dual aspect windows, glass balustrades and an abundance of floor to ceiling bi-folding doors make the property incredibly light. The property is very energy efficient and comes fully equipped with sophisticated technology, solar and security systems. Properties of this size & style in this highly sought after location are rarely available and therefore a viewing is recommended at your earliest convenience to avoid disappointment.

Situation

Accessed via Park Road through an electric security gate lies this impressive residence in a hidden oasis which overlooks Dinton Fields. Located in this premier North Kingston road ideally situated between Richmond Park with its hundreds of acres of delightful parkland and Canbury Gardens with the River Thames, Bat Gardens is an extremely sought-after address. The property is well situated for Kingston station giving direct access into London Waterloo, it is also easily accessible to the A3 serving London and the M25. Kingston Town Centre with its array of shops, restaurants and bars is a short distance away. The standard of schooling in the area is excellent in state and private sectors, including Latchmere, St Agatha's and Fern Hill primaries, Kingston Academy, Grey Court, Kingston Grammar, Tiffin Boys & Girls and the German School. The area also has an extensive range of sports and leisure facilities.

Tenure: Freehold
Local Authority: Kingston Upon Thames