



# Bockhampton Road

Kingston upon Thames KT2 5JU



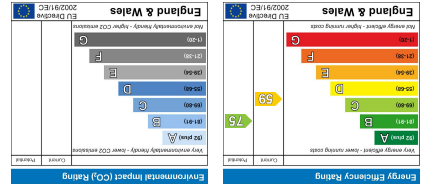
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**Client Money Protection:** We are members of the Propertymark Client Money Protection (CMP) Scheme. Our Client Money Protection certificate is available upon request, or it can be found on our website.

**Redress:** We hold independent redress with Property Redress



Approximate Gross Internal Area 235 sq ft - 217 sq m (Including Outbuilding)  
 Approximate Gross Internal Area 2169 sq ft - 202 sq m (Excluding Outbuilding)  
 Ground Floor Area 862 sq ft - 80 sq m  
 First Floor Area 730 sq ft - 68 sq m  
 Second Floor Area 577 sq ft - 54 sq m  
 Outbuilding Area 166 sq ft - 15 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



**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.





## Guide Price £1,500,000

- Detached Victorian Home
- Five Generous Bedrooms
- Incredible Open Plan Sunken Kitchen
- Accommodation Approaching 2500sqft
- Amazing Rear Garden
- Three Bathrooms
- Utility Room | Downstairs WC
- Moments from Richmond Park
- North Kingston Location
- EPC Rating - D

Tenure: Freehold  
Local Authority: Kingston upon Thames

\* All material information relating to this property, has been supplied in good faith, for further information please contact our offices.

## Description

This exquisite Victorian detached home, located moments from Richmond Park, offers a perfect blend of classic elegance and modern living. With generous accommodation totalling 2335sqft (including outbuilding) arranged over three floors, this property is ideal for families seeking comfort and convenience. The property has been vastly extended by the current owners to a superb standard, creating a functional, spacious and beautifully designed family home. The ground floor presents a lovely front reception room with log burning fire and large bay window. This room flows seamlessly into the study via Crittall style doors. To the rear there is an incredible open plan layout with a lovely lounge overlooking the beautifully designed kitchen with vaulted ceiling, glass skylights and large bi-folding doors, leading onto the impressive rear garden. This space is perfect for both everyday living and entertaining, making it the heart of the home. Additionally, there is a separate utility and a ground floor WC. The first floor boasts four bedrooms, including a generous double bedroom to the front and a spectacular double bedroom to the rear with vaulted ceiling and en-suite shower room. There is also a good sized modern family bathroom. The top floor is dedicated to the principle suite which boasts a wonderful double bedroom complete with built in cupboards, a walk through dressing room and a luxurious en-suite bathroom. Additionally there is a vast loft space, perfect for storage. Externally, there is a stunning garden spanning almost 50ft deep providing a private retreat for relaxation and entertaining guests plus an outbuilding measuring 166sqft. Furthermore, the property is conveniently located just moments from the beautiful Richmond Park. This prime location, combined with the home's impressive features, makes it a rare find. In summary, this Victorian home on Bockhampton Road is a splendid choice for those seeking a spacious, stylish, and well-located residence.



## Situation

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

