Bockhampton Road

Kingston upon Thames KT2 5JU

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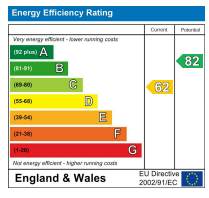

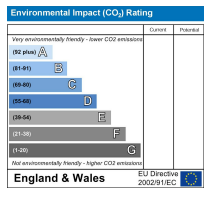

Important Information

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.

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Guide Price £1,250,000

A stunning detached family home, superbly extended and modernised over recent years to provide impressive accommodation of approximately 1900 sq ft benefitting from views into Dinton playing fields and ideally positioned in this sought after North Kingston Road.

Description

A stunning detached Victorian villa, superbly extended and modernised over recent years with guidance from a highly regarded local architect to achieve a terrific family home of approximately 1900 sq ft benefitting from views into Dinton Fields at the rear.
The larger than average ground floor footprint, with underfloor heating, is ideal for family life and entertaining, the grand central staircase creates a sense of separation and uniquely provides an additional reception room over the comparable homes in the area. Both reception rooms have sash windows and period fireplaces, there is also a utility room, however the wow factor is the fantastic 24' x 16' kitchen/diner with feature vaulted ceiling and bi-folding doors leading directly to the 55' rear garden.
On the first floor there are 2 generous double bedrooms either side of the impressive landing, family bathroom and a smaller double bedroom at the rear with views of Dinton Fields. On the second floor there is an incredible master bedroom suite comprising of a spacious double bedroom with picture window with views of Dinton Fields, dressing area and walk in shower room with sky lights and underfloor heating, there is also a large loft area with ample storage, Properties of this size in this highly sought after location are rarely available , we would thoroughly recommend an internal viewing to fully appreciate what this delightful home has to offer - no onward chain.

Situation

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, Bockhampton Road 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 with Dinton playing fields just moments away.

Tenure: Freehold
Local Authority: Kingston upon Thames