



Shortlands Road
KT2 6HE

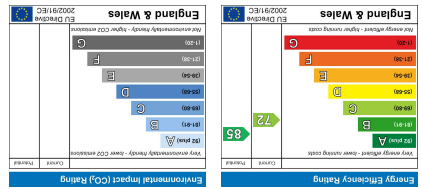
gibson lane

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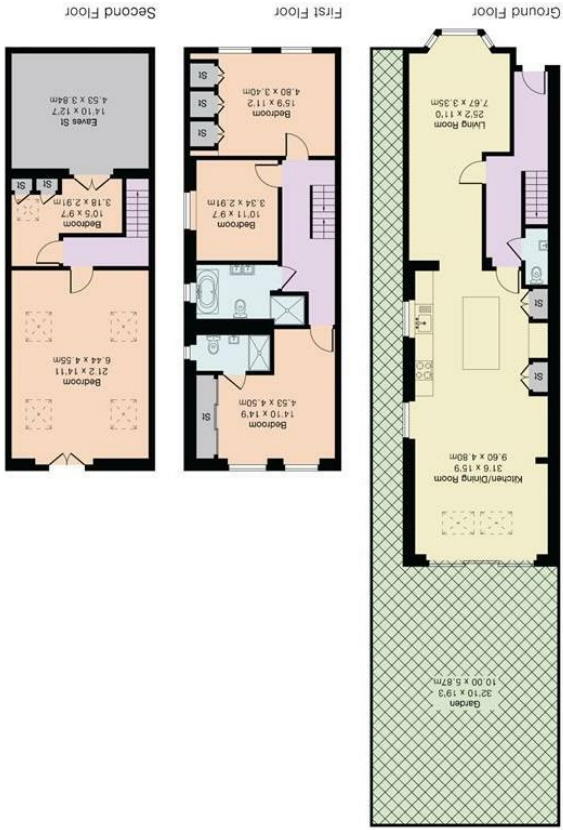
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Redress: We hold independent redress with Property Redress



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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Approximate Gross Internal Area 2038 sq ft - 189 sq m
Ground Floor Area 870 sq ft - 81 sq m
First Floor Area 704 sq ft - 65 sq m
Second Floor Area 464 sq ft - 43 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.





Guide Price £1,625,000

- Sold with No Onward Chain
- Victorian Detached House
- Incredible Internal Specification
- Spacious Accommodation in excess of 2000sqft
- Principal Bedroom with En-Suite
- Impressive Open Plan Design
- South Facing Rear Garden
- Moments from Richmond Park
- Excellent Local Schools
- EPC Rating - C

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 exceptional detached Victorian villa offers over 2,000 sqft of beautifully appointed living space, meticulously renovated and extended by the current owners to an outstanding specification. Combining elegant period character with sophisticated contemporary design, the home retains a wealth of original features while delivering every modern luxury.

Occupying a highly sought-after and peaceful residential street just moments from the open spaces of Richmond Park, the property boasts an extraordinary ground floor designed for both family living and entertaining on a grand scale. Stunning open-plan reception areas seamlessly connect the living, dining and kitchen spaces, creating an impressive sense of light and flow throughout. Expansive floor-to-ceiling sliding glass doors span the rear elevation, effortlessly linking the interior with the landscaped garden beyond.

The bespoke kitchen is of exceptional quality, featuring premium integrated appliances, elegant cabinetry, underfloor heating and striking Dekton worktops, creating a space as functional as it is beautiful.

The first floor comprises three generous double bedrooms, including a superb principal suite with a luxurious en-suite bathroom. Two further double bedrooms are served by an equally impressive family bathroom, with both bathrooms benefitting from underfloor heating.

The top floor offers remarkable versatility. Currently arranged as a yoga studio and an expansive home office with a delightful Juliet balcony overlooking the garden, this level also features Mitsubishi air conditioning and could easily be reconfigured to create a spectacular principal suite with dressing room and en-suite, or alternatively two additional bedrooms and a bathroom, subject to the necessary consents.

Outside, the property enjoys a beautifully proportioned south-facing rear garden extending to over 30 feet, providing an ideal setting for outdoor entertaining and family life.

Situation

Shortlands Road is a particularly sought after road in popular North Kingston moments from Richmond Park. The property is ideally situated for both Kingston and Norbiton stations 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 the private and state sectors and the area has an extensive range of leisure facilities.

