



A house of significant proportions

Lower Sand Hills, Long Ditton, Surbiton, Surrey, KT6

£7,500 pcm plus fees apply, Unfurnished
Available from 7th August 2021



- Sought after private development
- Substantial home exceeding 4200 sq. ft.
- Contemporary accommodation across 3 floors
- Impressive open plan living space
- Neutral décor throughout
- Private rear garden
- Close proximity to Surbiton town & station

Local Information

Surbiton town is reachable on foot, with shops & amenities located just 0.6 miles away. The high street offers a fantastic range of cafe's, restaurants, supermarkets and general stores, with Kingston on Thames just down the river for a larger range of clothing stores.

There is a good selection of schools locally, with Shrewsbury House and Surbiton High in close reach. The ACS International, Cobham is reachable by car/school bus.

A perfect commuter spot, Surbiton station(0.8 miles away) is in Zone 6, offering an impressive fast service to London Waterloo from 17 minutes.

About this property

This detached Property is truly unexpected. It's setting; in a popular private development is fabulous for families, with the design of the house offering a fantastic combination of excellent entertainment space, family living and outside entertaining.

Having been designed by an award-winning architect, the vaulted kitchen/dining/family room is the hub of the home, extending to over 47ft. The contemporary 'Boffi' kitchen is accompanied by Gaggenau appliances and opens beautifully to the open plan living

accommodation. Also to the ground floor is a bedroom with en suite, utility room, integral access to the garage, multi-aspect drawing room and formal dining/playroom. A floating staircase leads to the mezzanine, offering a light & spacious area, ideal for use as a study with bedrooms 5 & 6 sharing a 'Jack & Jill' en suite bathroom. Bedroom 6 also offers a staircase to a vast bonus room, ideal for use as a games room or further bedroom. Also to the first floor is the master bedroom; complete with plenty of storage and an impressive en suite, three further double bedrooms and a family bathroom.

The house is tucked away in a corner plot, with the driveway providing parking for a couple of cars, in addition to providing access to a double garage.

Furnishing Unfurnished

Local Authority

Kingston Upon Thames Borough Council
Council Tax Band = G

Energy Performance

EPC Rating = D

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Esher Lettings Office.
Telephone: +44 (0) 1372 461 932.





Lower Sand Hills, Long Ditton, Surbiton, Surrey, KT6
Gross Internal Area 4279 sq ft, 397.5 m²

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Lower Sand Hills, Surbiton

Approximate Gross Internal Area = 397.5 sq m / 4279 sq ft
(Excluding Void)



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Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purposes only. Measured and drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 3" and are to the points indicated by the arrow heads.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	67	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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*There are different rules and fees for different tenancy types. For details of our fees and charges please go to Savills.co.uk/tenant-fees. For more detailed information read our applicant guide at savills.co.uk/applicant-guide. Hard copy available on request. . 20210430CHLB

