



Character home with development potential (STPP)

Ditton Corner, 49 Herne Road, Surbiton KT6 5BX

Freehold

savills

3 reception rooms • Study • Kitchen/breakfast room • Utility room • 4 bedrooms • 2 bathrooms • Garden • Double garage

Local information

Ditton Corner is located in the sought after Southborough conservation area. Surbiton offers a wide range of shops, bars, restaurants and other amenities whilst Kingston-upon-Thames, with its excellent shopping centre and theatre, is just over two miles away. Transport links are excellent. Surbiton mainline station, with fast services to London Waterloo (17 minutes), is about 1 mile away. Frequent buses to Surbiton station and elsewhere stop at the end of the road. Surbiton and Kingston are renowned for their excellent range of schools, both in the state and independent sector.

About this property

Ditton Corner is a truly charming property dating back to around 1900. Filled with character including leaded light eyebrow windows, stained glass, wood panelled doors and wood flooring it also provides an ideal opportunity for modernisation and refurbishment to create a wonderful home having served the current owner as one for around the last 50 years. The ground floor accommodation comprises a number of reception rooms which all benefit from views of the rear garden. They include a spacious dual aspect living room with working fireplace featuring a stunning brick surround, a dual aspect family room which also boasts a feature fireplace, and a formal dining room. Adjacent to the dining room is the kitchen/breakfast room, benefiting from

external access to both the front and rear of the property. From the kitchen leads a separate utility area which includes a larder, pantry and access to a separate study. On the first floor you will find the master bedroom with en suite bathroom and 3 further bedrooms which are served by a family bathroom with separate wc.

Externally the property has two gated entrances with one providing access to a driveway and double garage. The south west facing garden is exquisite and boasts, pretty plants and flowers and an abundance of mature trees and shrubs providing an excellent level of seclusion. There is a large area of lawn and a terrace area positioned alongside the property. The garden further benefits from an outdoor pool and an ornamental pond. The plot extends to circa 0.28 acres, with the south eastern section of the garden providing a great opportunity for development, subject to planning permission.

Tenure

Freehold

Local Authority

Royal Borough of Kingston upon Thames

Viewing

Strictly by appointment with Savills





Ditton Corner, 49 Herne Road, Surbiton KT6 5BX
Gross internal area (approx) 2194
Garage 328
Total 2523

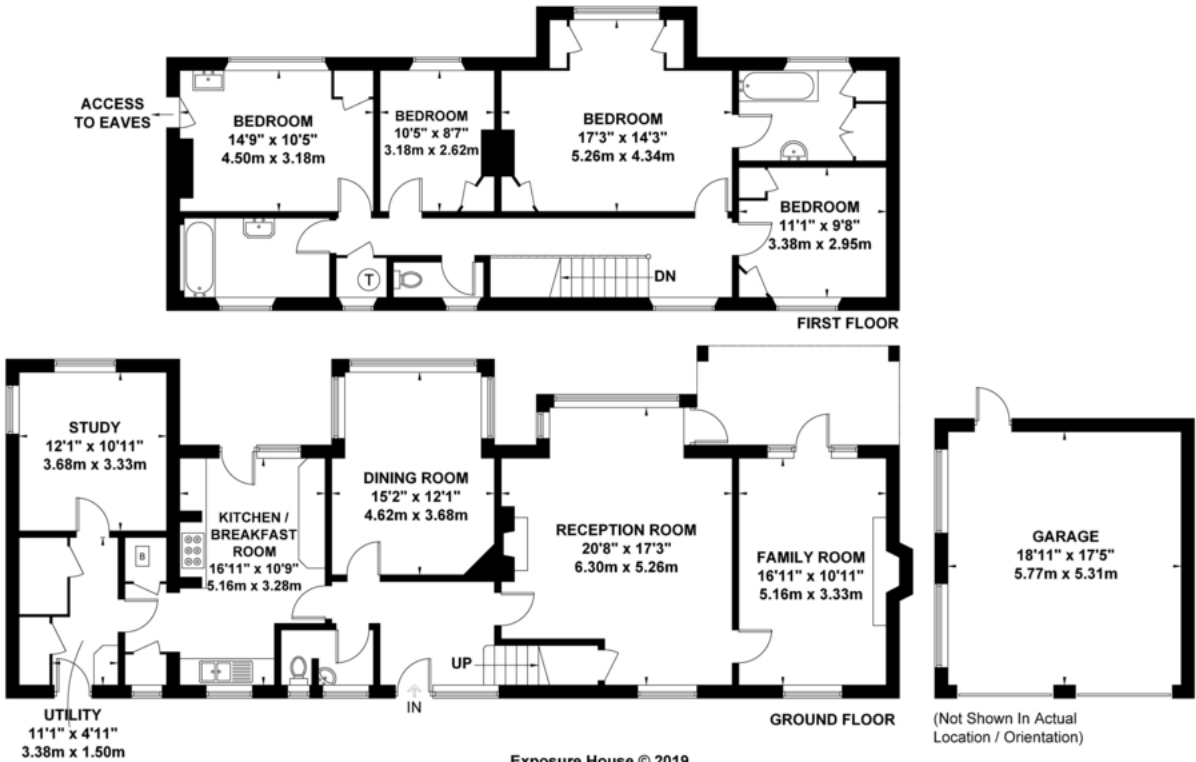


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Herne Road, Surbiton

Approximate Gross Internal Area = 203.9 sq m / 2194 sq ft
Garage = 30.5 sq m / 328 sq ft
Total = 234.4 sq m / 2523 sq ft



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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 | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | 77 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | 21 | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

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