



Beautiful home in desirable private estate

Barrington House, 7 Fitzgerald Road, Thames Ditton KT7 0TU

Freehold



Open plan kitchen/dining/family room • Sitting room • 5 bedrooms • 4 bathrooms (2 en suite) • Utility room • Garden • Garage • Off-street parking

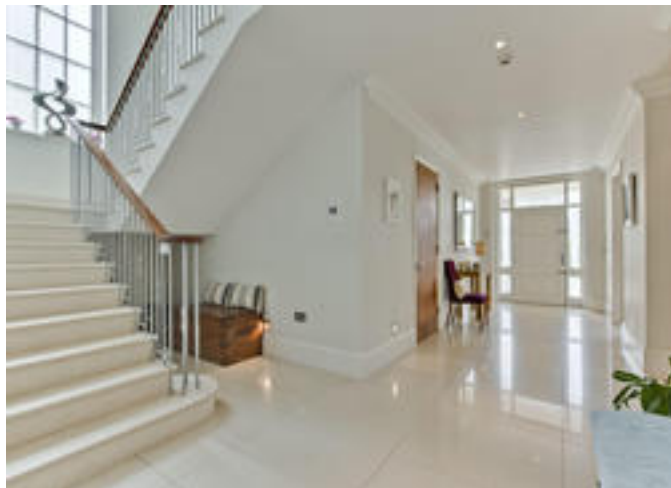
Local information

Barrington House is located on Fitzgerald Road which is situated within the Boyle Farm Estate, a desirable private estate located in the heart of Thames Ditton village. There is access to a private jetty onto the river for Boyle Farm residents only. The property is just 0.2 miles from Thames Ditton High Street with its array of shops, boutiques and cafes. Thames Ditton Station is situated 0.5 miles away and provides regular and direct trains into London Waterloo in around 31 minutes. The area is very popular with families and there is an excellent selection of schools available at all age levels, both in the state and private sector. There are shops and restaurants in nearby Kingston upon Thames, Esher and Surbiton, as well as the lovely green spaces of Hampton Court Park and Bushy Park.

About this property

Set behind private electric gates and well screened by hedging, Barrington House is an attractive detached home boasting luxury features including an integrated sound system and under floor heating and offers bright, spacious and immaculately presented accommodation. A grand pillared porch welcomes you into the home where you will find a spacious entrance hall laid with beautiful tiles leading to all principal reception rooms. The impressive open plan kitchen/

dining room is a fantastic space with direct access to the garden. The stylish kitchen is fitted with a range of Miele integrated appliances, ample wall and base mounted cabinetry and a central island. The living area features a gas fire with stone surround and there is ample space in the room for a large dining table and chairs. A useful utility is located off the kitchen and provides further cabinetry for extra storage. A guest cloakroom and access to the integral garage completes the accommodation on this floor. A stylish stone staircase leads up to the first floor and a double height feature window floods the landing with natural light. The master bedroom is rear aspect and enjoys views of the garden. It boasts fitted wardrobes in a dressing area and an en suite bathroom with separate bath and shower. There are 3 further bedrooms on this floor, all benefitting from fitted wardrobes, and 2 bathrooms (1 en suite). On the second floor you will find a further good sized bedroom and spacious bathroom. Externally the property has ample parking for several cars to the front, in addition to the garage. To the rear is a garden which is mainly laid to lawn and well screened by mature trees and shrubs with a paved terrace ideal for al dining and entertaining.

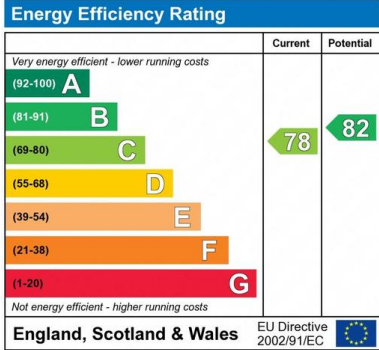




Fitzgerald Road, Thames Ditton
Approximate Gross Internal Area = 319.9 sq m / 3443 sq ft



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