



# Character home with fantastic family space

38 Thorkhill Road, Thames Ditton KT7 0UG

Freehold





Reception room • Kitchen/breakfast/family room •  
Utility room • Cloakroom • 5 bedrooms • 2 bathrooms  
• Garden

#### Local information

Ideally placed for commuting, Thorkhill Road is conveniently situated for the mainline railway stations at Thames Ditton (1.0 miles), Hinchley Wood (1.6 miles) and Surbiton (1.2 miles), all providing direct and regular commuter services to London Waterloo (journey times from 35 minutes, 25 minutes and 18 minutes respectively). The local shops and amenities of the village itself are just a mile from the property, with more extensive shopping available at Surbiton and Kingston upon Thames.

#### About this property

This attractive property has been skillfully extended to maximize the family living space and has been stylishly designed and decorated throughout over three floors. With steps up to the front garden, you are welcomed in to this wonderful home via a beautiful period tiled path and covered entrance porch in to the elegant entrance hall. The reception room has a large bay window with plantation shutters, high ceilings and coving, a fireplace with a wood burning stove and built-in shelving. A useful utility room, with side access and separate cloakroom are conveniently situated in the middle of the ground floor with the vast open plan kitchen/dining/family room occupying the rear. This area has been thoughtfully designed with an

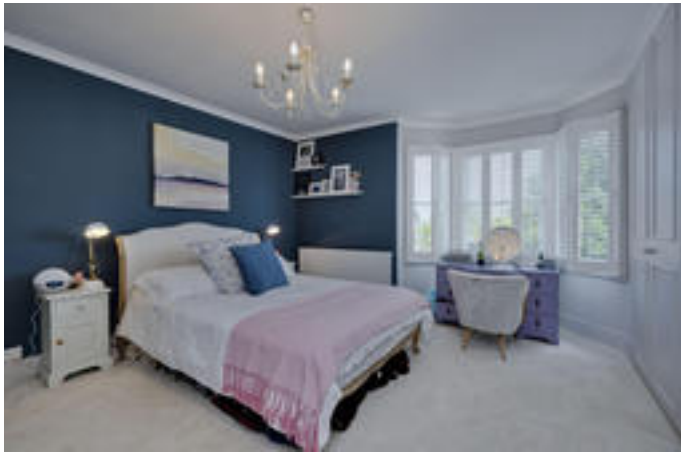
abundance of light flooding in from the apex roof. This ultra-modern kitchen provides a range of units, integrated appliances and a central island with seating. The kitchen is located in the middle of two areas, one being a family area with feature exposed brick wall and at the end there is a bespoke built seating area ideal for entertaining and family gatherings. There are large Crittall doors which open out to the terraced area beyond with views over the garden.

The first floor comprises of master bedroom which boasts large bay windows, plantation shutters and ample built in storage. There are two further bedrooms on this floor and a pretty shower room. On the second floor you will find two further bedrooms, one with ample storage and a bathroom.

Externally to the rear, the outside space has been well-designed with a good balance of an artificial lawn area with trees and shrubs and a fantastic terraced area with decorative ceramic tiles, built in seating area, a pagoda with beautiful established flowering plants and raised well-stocked flower beds with steps leading to the grassed area. This garden is ideal for entertaining. To the front the garden has a gravel/slated area with ornate bay trees and lavender plants.

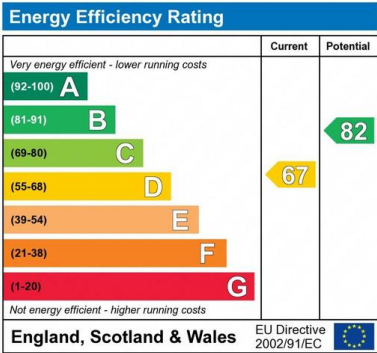
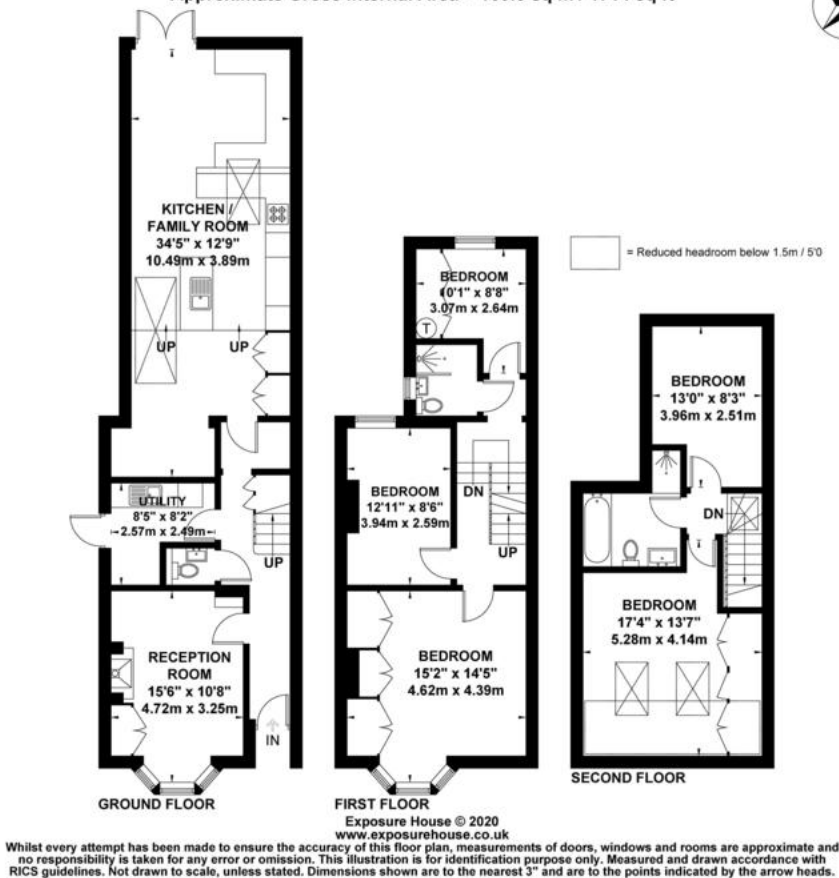








Thorhill Road, Thames Ditton  
Approximate Gross Internal Area = 159.3 sq m / 1714 sq ft



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