



# Opportunity to build a brand new dream home

Land at the rear of Marlow House, Cranes Park, Surbiton, KT5 8AG

Freehold





Development opportunity • C. 0.2 acre south west facing plot • Consent for 4 bedroom detached dwelling of 2,525 SQ. FT • Application No. 19/02594/FUL (Kingston Borough Council)

#### Local information

Cranes Park is located in a popular residential area with fantastic transport links.

Surbiton mainline station is approximately 0.6 miles away and provides a regular and direct service to London Waterloo (journey time from 17 minutes).

Surbiton High Street, also just 0.6 miles away, offers an excellent range of shops, bars and restaurants with further extensive shopping 1 mile away in Kingston upon Thames.

There are great sporting facilities locally which include tennis courts, a gym and squash courts and the area is very popular with families as there is an excellent selection of both state and independent schools available.

#### About this property

A rarely available opportunity to build a dream home to a buyer's own specification with consent granted for a 2,525 sq. ft. house on a c. 0.2 acre south west facing plot.

The plans currently allow for an ultra-contemporary home over three floors. The ground floor will provide a central living room with incredible views over the garden. Adjacent will be the principal bedroom suite with dressing room and en suite bathroom and a study/bedroom 4, also benefitting from an en suite shower room. To the other side of the living room and set on the lower ground floor level will be the open plan kitchen/dining

space which again enjoys garden views. A useful utility room is positioned just off the kitchen, while a guest cloakroom can be found off the entrance hall.

On the first floor are two further well-proportioned bedrooms both of which enjoy en suite shower rooms. To the side of the property stairs lead to a basement store room with external access.

To the front there is off street parking while at the rear prospective buyers can enjoy a spacious south west facing private garden.

#### Tenure

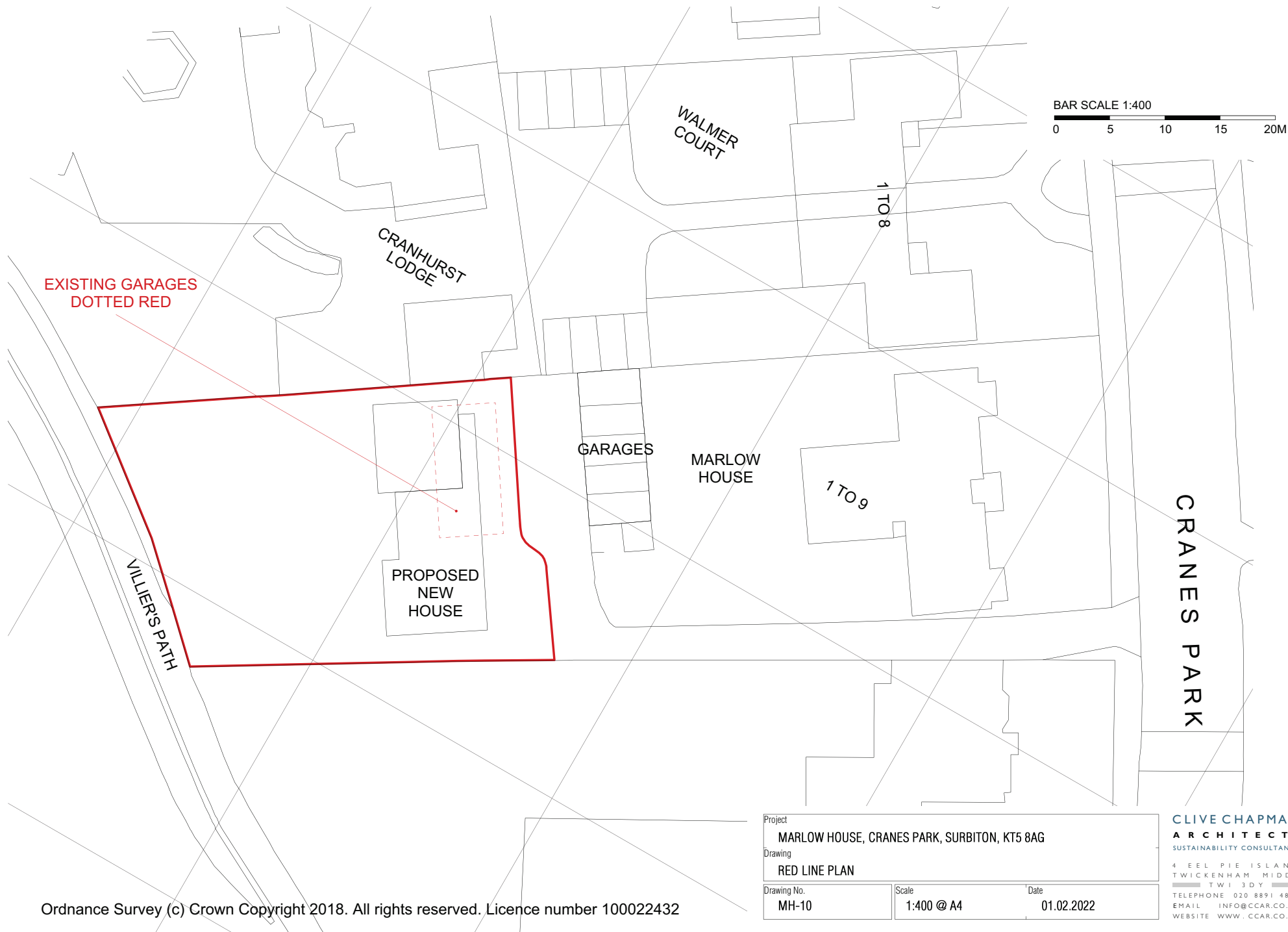
Freehold

EPC rating = NA

#### Viewing

Strictly by appointment with Savills





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Project		
MARLOW HOUSE, CRANES PARK, SURBITON, KT5 8AG		
Drawing		
RED LINE PLAN		
Drawing No.	Scale	Date
MH-10	1:400 @ A4	01.02.2022

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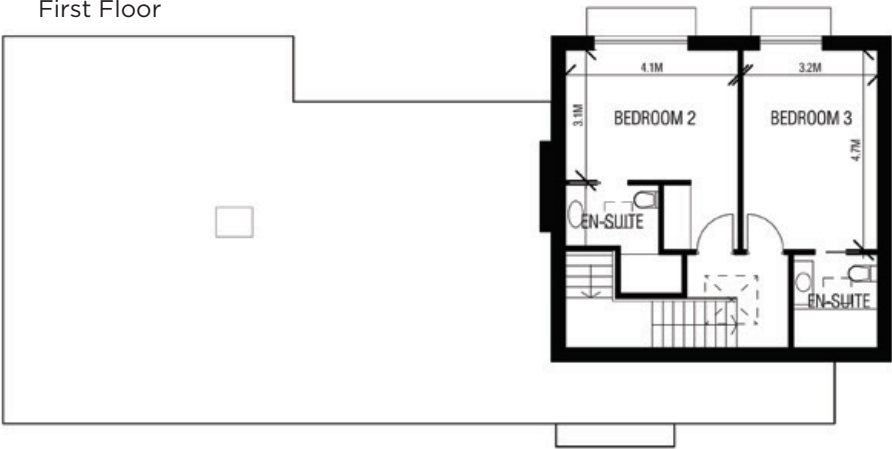




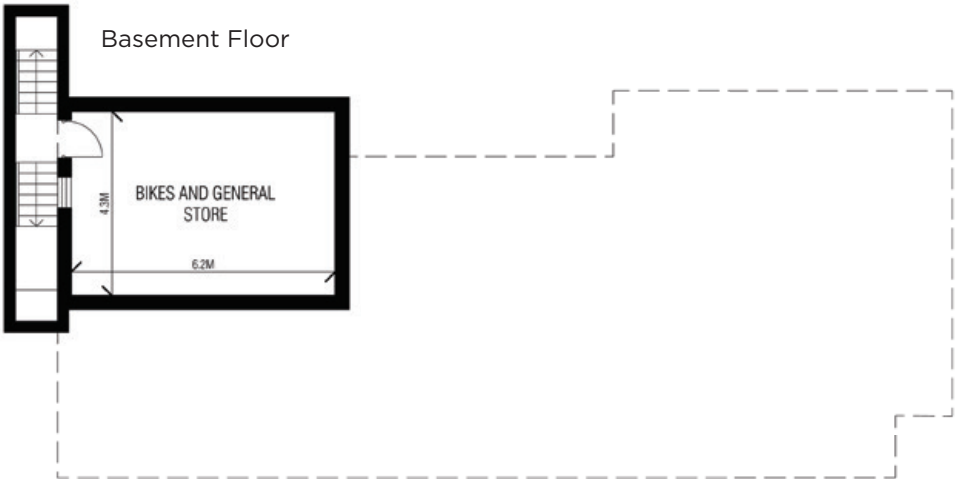
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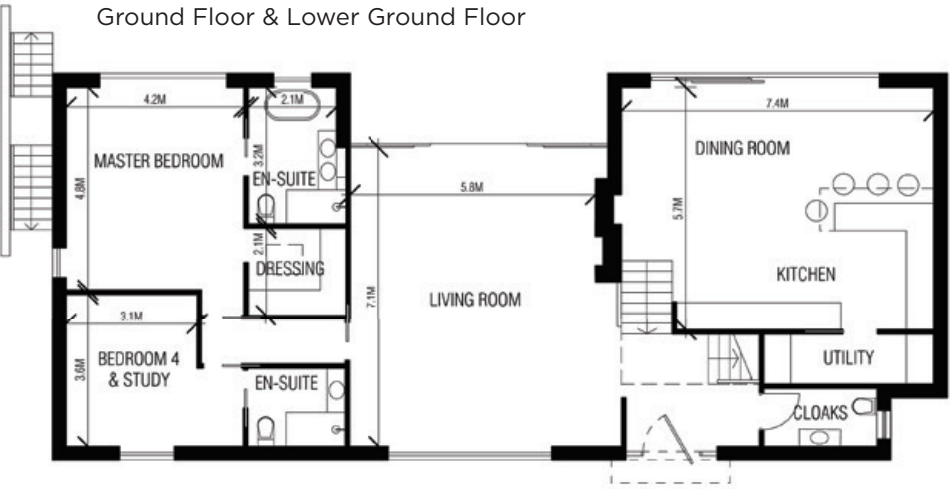
First Floor



Basement Floor



Ground Floor & Lower Ground Floor



Plus Two Parking Spaces & Refuse / Recycling Storage



Project LAND TO THE REAR OF MARLOW HOUSE, CRANES PARK, SURBITON KT6 8AG		
Drawing FLOOR PLANS		
Drawing No. MH-11	Scale 1:200 @ A4	Date 01.02.2022

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