



# Unique and stylish home in the heart of Thames Ditton

**Skyview, High Street, Thames Ditton, Surrey, KT7 0SF**

Freehold



Open plan kitchen/dining/living room • Media room • 4 bedrooms • 4 bathrooms • Utility room • Guest cloakroom • Roof terrace

#### Local information

Situated in the heart of Thames Ditton village this property is surrounded with an array of shops, boutiques, cafes and pubs. Thames Ditton Station is situated about 0.4 miles away and provides regular and direct trains into London Waterloo in around 31 minutes. The A3 (2.3 miles) provides good access to London, the motorway network and Gatwick and Heathrow airports.

For recreation, leisure and further shopping the nearby towns of Surbiton, Esher and Kingston upon Thames are all within 3 miles. Access to the River Thames for towpath walks is just 0.1 miles from the property and the lovely green spaces of Bushy Park and Hampton Court Park are 2 and 2.5 miles away respectively.

The area is very popular with families as there is an excellent selection of schools available at all age levels, both in the state and private sector.

#### About this property

Built in 2015 this fantastic contemporary home offers versatile and spacious accommodation arranged over four floors. On the ground floor you are welcomed into a bright entrance hall which benefits from a guest cloakroom and access to all floors via stylish solid wood staircases with glass balustrades. The main living space is located on this ground floor level and comprises an impressive triple aspect open plan kitchen/dining/living area. The entire space is

laid with attractive wood flooring and the kitchen is fitted with a range of modern wall and base mounted cabinetry, integrated appliances and a breakfast island.

The property benefits from a basement and this has been well designed for modern day living and is versatile in its use. Here you will find a generous media room, a utility room fitted with ample units and a shower room. There is also a useful store room.

On the first floor there are three bedrooms with the larger one featuring built in wardrobes and an en suite shower room. The principal bedroom is located on the second floor and is a fantastic size. It includes an en suite bathroom and fitted wardrobes and has French doors opening out to a wonderful decked roof terrace.

It is worth noting that this property has been given an 'A' rating for its energy assessment. In order to achieve this the property benefits from a number of energy efficient features. These include a Solar Photovoltaic system, hot water via thermal solar panels, LED lighting throughout, under floor heating to all floors with programmable roomstats, gas central heating and a heat recovery ventilation system. Further enhanced modern conveniences include aluminium external doors and windows with acoustic glass and integrated blinds. There is also Mesh Wi-Fi throughout the house.





### High Street, Thames Ditton

Approximate Gross Internal Area = 255.1 sq m / 2746 sq ft



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>		94	94
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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