



Period home with secluded garden

3 Oak Hill Road, Surbiton, Surrey KT6 6EH

Freehold

savills



4 reception rooms • Open plan kitchen/ dining room • 6 bedrooms • 3 bathrooms • Study/ Utility/ Cloakroom • Large private garden • Summer house • Off-street parking

Local information

3 Oak Hill Road is situated on one of the premier roads in the Oak Hill conservation area. The property is located just 0.4 miles from Surbiton station which offers a regular and direct line to London Waterloo in 17 minutes. Surbiton offers a wide range of shops, bars, restaurants and other amenities whilst nearby Kingston-upon-

Thames is a beautiful riverside walk, with its extensive shopping centre. Central London is easily accessible by car via the A3 and the motorway network (M3, Junction 1) is about 7 miles away. Heathrow and Gatwick airports are located 12 and 24 miles away respectively. The area is very popular with families as there is an excellent selection of schools

available to all age levels, both in the state and private sector, including Shrewsbury House, Surbiton High School, Hinchley Wood School, Thames Ditton Infants, The Tiffin School, Tiffin Girl's School and Kingston Grammar School.

About this property

This impressive detached Victorian property offers versatile accommodation throughout arranged over 5 floors. High ceilings create a light and spacious living environment making the property ideal for modern day

living whilst still benefiting from an abundance of period charm.

Steps lead up to the raised ground floor level comprising two fantastic sized reception rooms. Both benefit from attractive exposed wood flooring, fire places with stunning surrounds and detailed intricate coving and cornicing. The rooms can be configured as two separate reception rooms or doors in between give the option of creating a huge space, ideal for entertaining. A stunning bay window to the front and



impressive floor to ceiling height windows and French doors flood the room with natural light with the latter providing access out to the gardens. There is a study also situated on this raised ground floor level and additional access to the gardens can be found from the hallway.

Steps lead down to the lower ground floor level where the dining room and kitchen/breakfast room can be found. The dining room mirrors the reception room above and enjoys the attractive bay window and exposed wood

flooring. There is a charming fireplace with an attractive exposed brick surround. The bespoke kitchen lies to the rear and benefits from an ample range of traditional style wall and base mounted cabinetry, and integrated appliances. A utility room and guest cloakroom completes the accommodation on this floor.

The generous bedroom accommodation is arranged over the 3rd, 4th and 5th floors. On the 3rd floor both bedrooms benefit from access out to terrace areas and one includes an en suite

bathroom. There is a separate WC also located off the landing area. The floor directly above comprises two further bedrooms, 1 with en suite. A further bedroom with dressing room, a bathroom and a store room can be found on the top floor.

Externally to the front there is a large driveway offering ample parking for several cars. To the rear is a well maintained garden featuring an array of mature trees and shrubs providing privacy and seclusion. There is a summer house to the rear and a paved area

directly behind the house, ideal for al fresco dining.

Please note that the photographs of the house were taken in September 2017, though do still closely represent the current condition of the property.

Tenure
Freehold

Local Authority
Royal Borough of Kingston Upon

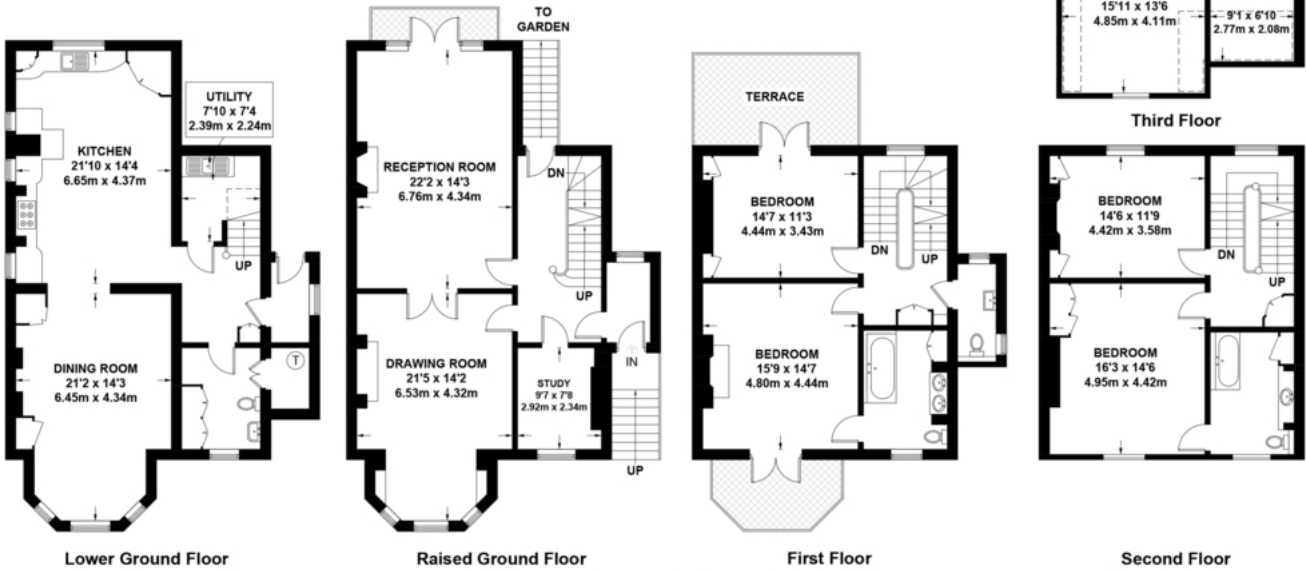


Oak Hill Road, Surbiton

Approximate Gross Internal Area = 343.5 sq m / 3697 sq ft



REDUCED HEADROOM BELOW 1.5m / 5'0"



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Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and no responsibility is taken for any error or omission. This illustration is for identification purposes only. Measured and not drawn to scale, unless stated. Dimensions shown are to the nearest 3" and are to the points indicated.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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