



A well-balanced six bedroom family home

6 Wessex Close, Thames Ditton, Surrey KT7 0EJ

Freehold





2 reception rooms and conservatory • Kitchen/breakfast room • 6 bedrooms • 4 bathrooms (3 en suites) • Utility and guest cloakroom • Garden • Detached double garage and off-street parking • No onward chain

Local information

Wessex Close is situated within a private development just 0.8 miles from Hinchley Wood and 0.9 from Thames Ditton village, both of which offer an array of amenities. A larger selection of bars, restaurants, shops and boutiques can be found in Esher (1.7 miles) which also has an Everyman cinema and Waitrose supermarket.

Hinchley Wood station is 0.8 miles away and provides regular and direct services into London Waterloo from 35 minutes with faster trains provided at Esher station (1.1 miles away) from 23 minutes. There is a kid's park near the house (0.3 miles approximately) and a park path linking the property straight to Hinchley Wood station (about 0.2 miles).

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. Both Hinchley Wood Primary and Secondary schools are just 0.6 miles away.

About this property

A well-proportioned detached house with adaptable accommodation, in a desirable residential location in the popular village of Thames Ditton.

This fabulous property has undergone extensive works in recent years, with the downstairs offering a range of spaces ideal

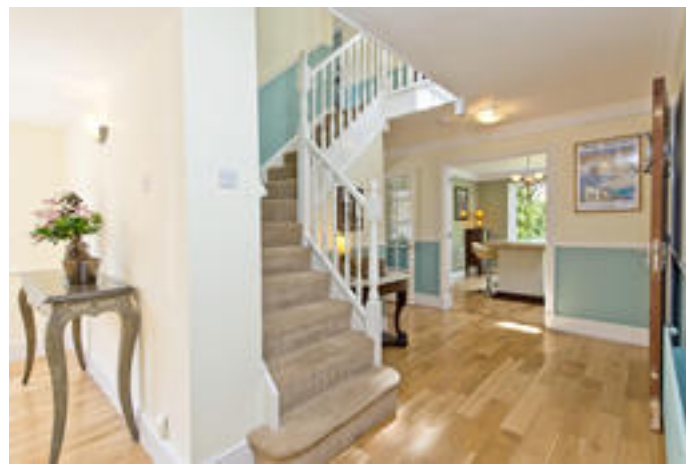
for modern family living. The entrance hall gives access to the dual aspect TV room/study, downstairs cloakroom, drawing room and double doors to the dining room, which sits open plan to the modern kitchen. The orangery (off the kitchen) is a real 'wow' factor and has plenty of space for use as an al fresco dining area, additional living room or games room.

On the first floor, the bedrooms are all a good size, with a stunning family bathroom serving bedrooms four, five and six. Bedrooms two and three have their own en suites, with the principal bedroom occupying the whole of the second floor, complete with study area, dressing room and gorgeous en suite bathroom.

Externally, the low-maintenance garden has been thoughtfully planned and features plenty of mature shrubs and hedging, creating a very private space, in addition to the covered area currently playing host to the BBQ. To the front, there is parking for several cars, in addition to a detached double garage.

Please note that the photographs shown are from July 2017, although do still closely represent the current condition of the property.







Wessex Close, Thames Ditton

Approximate Gross Internal Area = 341.8 sq m / 3679 sq ft
(Excluding Eaves Storage)
Garage = 24.9 sq m / 268 sq ft
Total = 366.7 sq m / 3947 sq ft



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Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purpose only. Measured and drawn accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 3" and are to the points indicated by the arrow heads.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		73	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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