



Period coach house with incredible garden

20 Ashcombe Avenue, Surbiton, Surrey KT6 6QA

£1.95 million Freehold





2 reception rooms • Garden room • Kitchen • Utility room • 3 bedrooms • 3 bathrooms • Garden with summer house • Set in 0.48 acres

Local information

Ashcombe Avenue is a premier road situated in the heart of the popular Southborough Conservation Area.

A truly peaceful location yet it is only 0.7 miles from Surbiton station which provides direct trains into London Waterloo from 17 minutes.

Surbiton and Kingston town centres, with their shops, restaurants, amenities and river walks, are also easy to reach (0.8 miles and 2.5 miles respectively), and Hampton Court Palace is about 3 miles away. The area is popular with families and offers a wide selection of state and independent schools.

It is also worth noting that Ashcombe Avenue is just 0.4 miles from Shrewsbury House School (preparatory, for boys, 7 – 13), and is also well located for Surbiton High School, Kingston Grammar School, Tiffin School and The Tiffin Girls' School.

Please note all times and distances are approximate

About this property

Dating back to 1808, this unique and charming period property sits in 0.48 acres and set back from the road at the end of a long gravel driveway and benefits from a paved and gated courtyard.

You are welcomed into a large

tilled reception hall which is full of period features. The expansive reception room enjoys dual aspect views to the front and side of the property, solid mahogany wood flooring and a beautiful fireplace. The gloriously bright dining room features three large arched windows which provide delightful garden views, one of which opens directly onto the garden. The shaker-style kitchen includes a large range of units, integrated appliances and stone worktops with windows on both sides taking full advantage of the scenery. A door leads through to the a lobby which provides access to the garage, utility room and a delightful garden room. The garden room is a delightful space with a vaulted ceiling and an abundance of natural light thanks to triple-aspect windows providing stunning views out to the garden.

The principal bedroom is located on the ground floor and benefits from triple built-in wardrobes and a glamorous en suite bathroom with marble tiling and storage units.

Also situated on the ground floor is a wonderful guest bedroom which benefits from built in wardrobes. Completing this floor is a stunning newly fitted bathroom with modern dark grey marble effect ceramic tiling and large walk-in shower.

The first floor includes an expansive bedroom with feature half-moon window, lots of eaves



storage and an en suite bathroom. A large loft can also be accessed from here and provides considerable storage space.

Of particular merit are the large and beautifully maintained gardens which enjoy mature and established trees, shrubs and flower beds which provide a great level of privacy and seclusion. The pretty terraced area also offers an abundance of pretty flower beds with the rear of the house enjoying some stunning wisteria and lush greenery which creates a truly calming and tranquil setting with plenty of foliage to provide greenery all year around. In addition, there is an area to the rear of the garden that would make an ideal vegetable patch for the keen gardener.

A wooden summer house is also nestled at the back of the garden with a gravel area providing a perfect private spot in the shade to relax.

Tenure

Freehold

Local Authority

Kingston upon Thames

Council Tax

Band = G

Energy Performance

EPC Rating = D

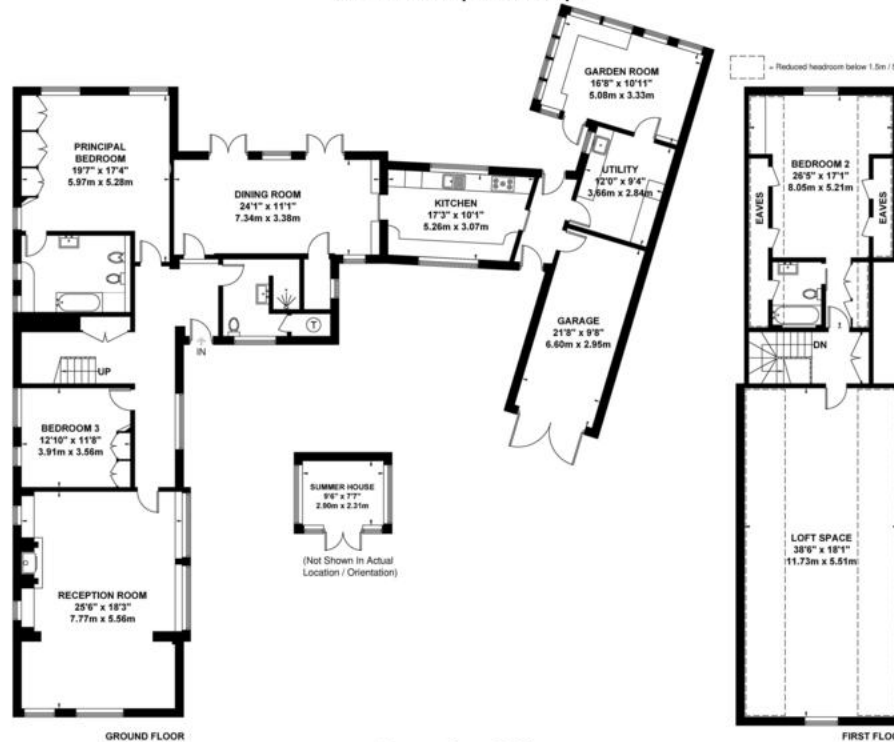
Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills






Ashcombe Avenue, Surbiton
Approximate Gross Internal Area = 279.7 sq m / 3010 sq ft
Loft Space = 64.6 sq m / 695 sq ft
Summer House = 6.7 sq m / 72 sq ft
Total = 351.0 sq m / 3777 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		79
(55-68) D	63	
(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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