

# Hamptons

INTERNATIONAL



**Oak Hill Road, Surbiton, KT6**

6  6  5 

**£2,250,000**

(£2,250,000)

## Property details

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### Key features

- **Detached period house**
- **Over 4000 sqft of flexible living spa**
- **Garage and off street parking**
- **Close to public transport and amen**
- **Over 160 ft walled garden**
- **Balcony and roof terrace**

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## Description

A rare opportunity to acquire this outstanding and unique detached Regency house, built in 1850 and held within the same family for over 60 years. This grand, five-storey residence on one of the largest plots in the area, offers over 4,000 sq ft of well-proportioned living space, full of period charm and original features. The lower ground floor has been thoughtfully converted into two self-contained flats, offering superb flexibility for multigenerational living, guests, or rental income. These spaces could also be seamlessly reincorporated into the main residence (STPP). On the raised ground floor, you are greeted by a magnificent front reception room with soaring ceilings and a large bay window that floods the space with light. To the rear, a second grand reception room with French doors opens onto a Juliet balcony, providing enchanting views over the landscaped garden. A kitchen and bathroom complete the layout of this floor. The first floor continues with two bedrooms, one with full-height windows overlooking the garden, the other opening onto a wrought-iron balcony to the front. A kitchen and bathroom enhance the functionality of this level. The second floor comprises two generous bedrooms with ensuite bathroom and a separate WC. The rear bedroom enjoys direct access to a substantial roof terrace, offering a peaceful outdoor retreat with beautiful garden vistas. The third-floor houses two additional bedrooms, both with built-in storage, and another family bathroom, making this an ideal layout for growing families or guests. Set within a mature walled garden, the property boasts a tranquil and private setting, complete with established planting, lawned areas, and charming features including a summer house and brick pergolas. A large double garage is located at the rear of the garden, accessed via secure gates, and offers additional off-street parking for two cars. This is a truly remarkable and flexible home with exceptional potential. From its historical roots and distinctive Regency architecture to its spacious interior and stunning garden setting, Oak Hill Road offers a rare chance to own one of the area's landmark homes. With scope for further modernisation or reconfiguration. Situation Situated in a prime position on a tranquil, tree-lined street, Oak Hill Road enjoys the charm and elegance of one of Surbiton's most desirable residential areas. This sought-after neighbourhood offers a harmonious blend of suburban serenity and urban convenience. Residents benefit from excellent transport links, with Surbiton Station just 0.3 miles away, providing swift and direct services to London Waterloo in approximately 17 minutes. The vibrant Surbiton town centre is within easy reach, offering a diverse array of shops, cafes, pubs, and restaurants to cater to all tastes. Families are well-served by a selection of reputable schools in the vicinity and the area also boasts ample green spaces and recreational facilities, enhancing its appeal for those seeking a balanced lifestyle. With its combination of historical charm, excellent amenities, and strong community spirit, Oak Hill Road stands as one of Surbiton's most desirable addresses. Property Ref Number: HAM-58200







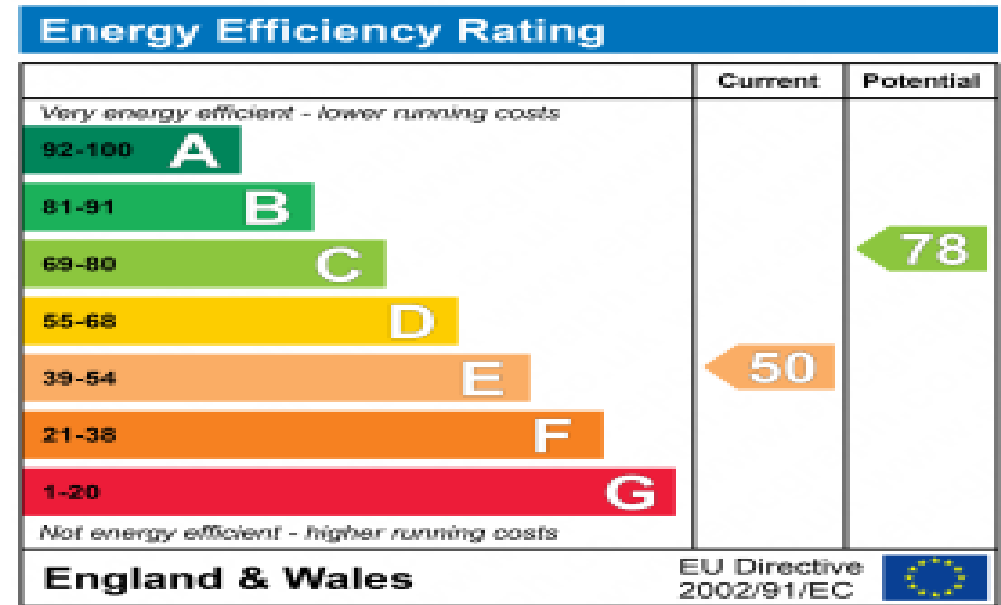












# Floor plan

## OAK HILL ROAD

Approximate Gross Internal Area (excluding reduced headroom)

Lower Ground floor = 1006 sq. ft. (93.5 sq. m.)

Raised Ground floor = 979 sq. ft. (91.0 sq. m.)

First floor = 832 sq. ft. (77.3 sq. m.)

Second floor = 625 sq. ft. (59.0 sq. m.)

Third floor = 374 sq. ft. (34.8 sq. m.)

Outbuilding = 355 sq. ft. (33.0 sq. m.)

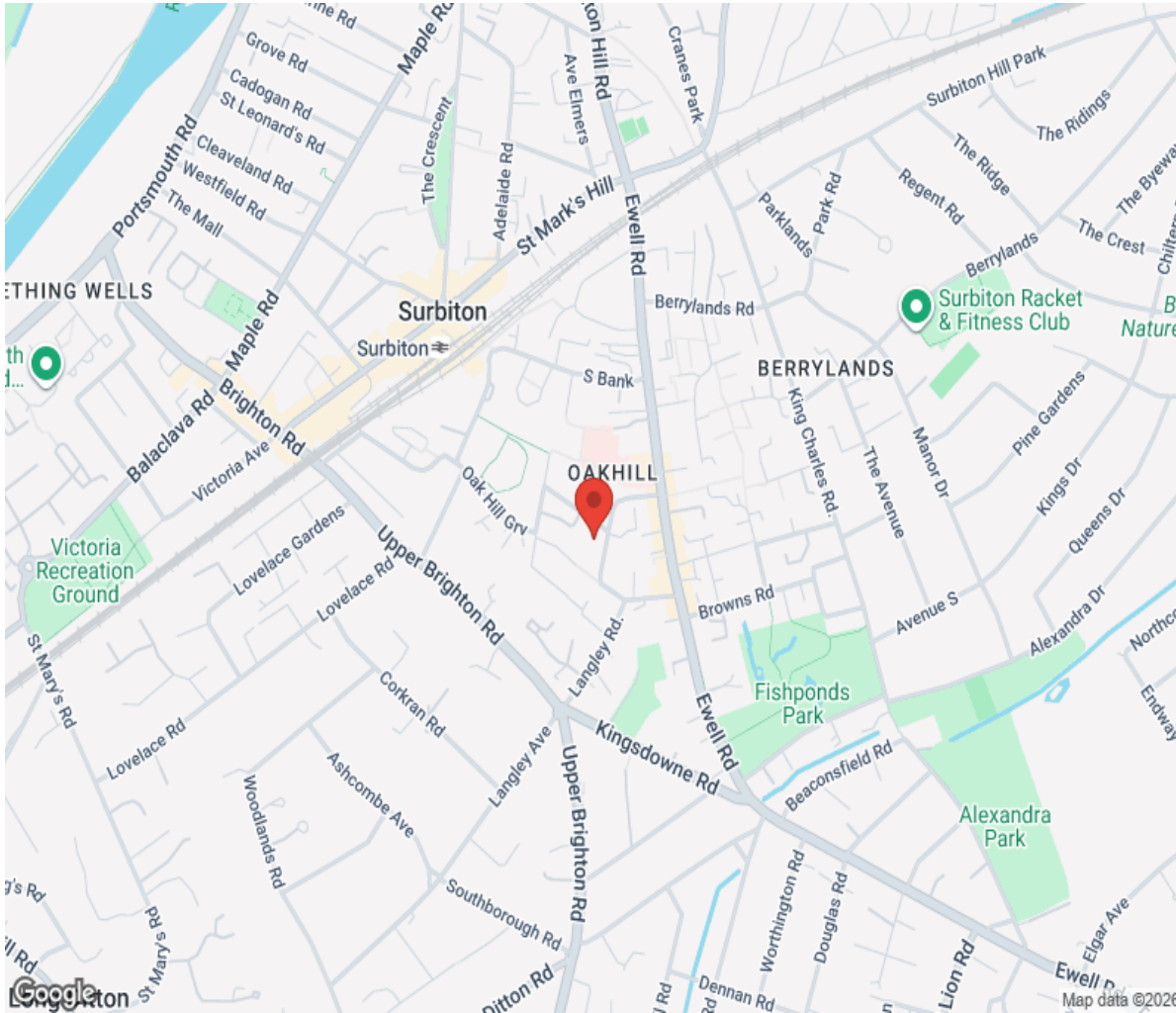
Reduced headroom = 99 sq. ft. (9.2 sq. m.)

Total = 4280 sq. ft. (397.8 sq. m.)



This plan is for **guidance only**. Not drawn to scale unless stated. Windows and floor openings are approximate. **WELL** every care is taken in the preparation of this plan, please check all dimensions, shapes and complete drawings before making any decision to rent or agree terms.

# Location



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**+44 (0)20 8618 4551**

**[international@hamptons.co.uk](mailto:international@hamptons.co.uk)**

**[www.hamptons-international.com](http://www.hamptons-international.com)**