

Hamptons

INTERNATIONAL



Liverpool Road, Kingston Upon Thames, KT2

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OFFERS IN EXCESS OF

£3,750,000

(£3,750,000)

Property details



Key features

- **Prestigious Liverpool Road location**
- **Beautiful detached period home full**
- **Over 5100 sq. ft. of versatile accom**
- **Gated driveway offering ample off-**

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Description

A rare opportunity to acquire a truly stunning detached period residence on one of Kingston's most prestigious and sought-after roads, moments from the glorious open spaces of Richmond Park. This elegant Victorian home offers over 5,100 sq. ft. of beautifully proportioned accommodation arranged across four floors, blending classic period character with contemporary family living. From the moment you arrive, the house has an inviting presence, with its handsome Victorian façade, gated driveway, and landscaped front garden. The ground floor is designed for both everyday life and entertaining. Two spacious reception rooms with bay windows are filled with natural light, while a separate study provides the ideal work-from-home space. At the heart of the house, the open-plan kitchen and dining room flows seamlessly into the garden – a wonderful setting for family meals, summer gatherings, or simply enjoying a morning coffee overlooking the pool. Practical touches such as a utility room and a guest WC make family life all the easier. Upstairs, the first floor is home to three large bedrooms each with its own en-suite bathroom, including a principal suite with its own dressing room, offering a private retreat at the end of the day. The top floor has two more double bedrooms each serviced by its own bathroom – perfect for children, teenagers, or guests. A basement level adds extra flexibility with plenty of storage solutions. To the side of the house, the garage has been cleverly converted into a handy store room with an additional WC – ideal for families with busy lifestyles. Outside, the garden is a true highlight. Stretching to around 95 ft., it feels like a private sanctuary, with a terrace for dining, mature planting, and a swimming pool that's sure to be a hit with family and friends alike. Situation Liverpool Road is set on one of Kingston's most prestigious and sought-after residential roads, just moments from the gates of Richmond Park. Known for its wide, leafy avenues and handsome period homes, this is a highly desirable neighbourhood that combines peace and tranquility with excellent convenience. The house is ideally placed for some of the area's outstanding schools, including Kingston Grammar, Tiffin, Marymount International, The German School and Rokeby, as well as a choice of excellent local primary schools. Kingston town centre is within easy reach, offering a vibrant mix of shops, riverside restaurants, and cultural attractions, while nearby Richmond and Wimbledon provide further lifestyle options. For commuters, both Norbiton and Kingston stations are close by, with regular services into London Waterloo in around 30 minutes. The A3 is also easily accessible, linking to central London and the M25 for Heathrow and Gatwick airports. With the green open spaces of Richmond Park on the doorstep, the River Thames nearby, and excellent transport and schooling, Liverpool Road offers the very best of family living in Kingston. Property Ref Number: HAM-60774











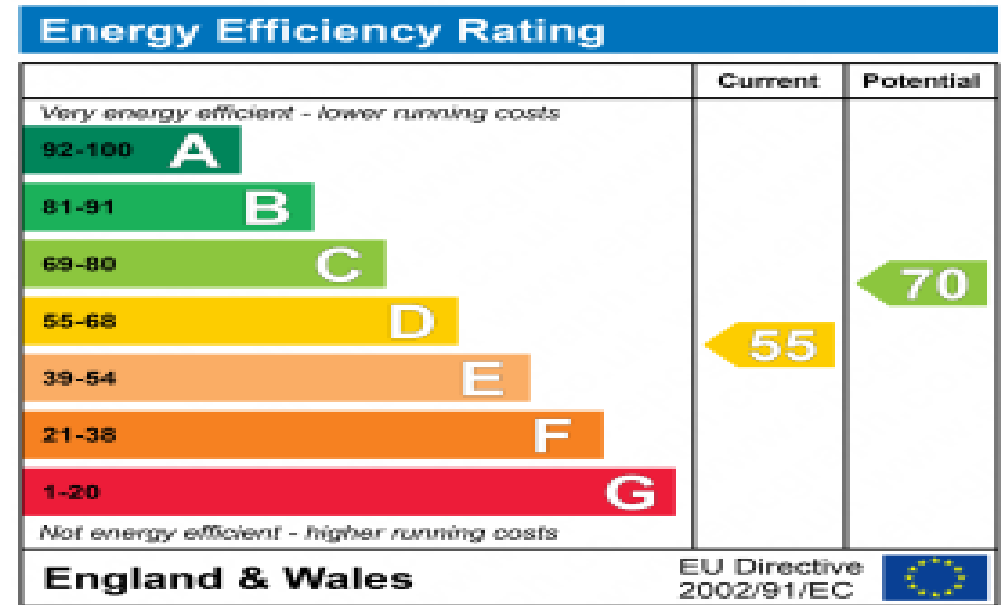












Floor plan

LIVABLE ROAD

Approximate Gross Internal Area (including reduced headroom / areas)

Basement = 569 sq. ft. (52.9 sq. m.)

Ground Floor = 1029 sq. ft. (95.9 sq. m.)

First Floor = 1077 sq. ft. (100.2 sq. m.)

Second Floor = 671 sq. ft. (62.3 sq. m.)

Garage = 208 sq. ft. (19.2 sq. m.)

Reduced headroom / Garage = 170 sq. ft. (15.8 sq. m.)

Total = 3176 sq. ft. (295.3 sq. m.)



Ground Floor



First Floor

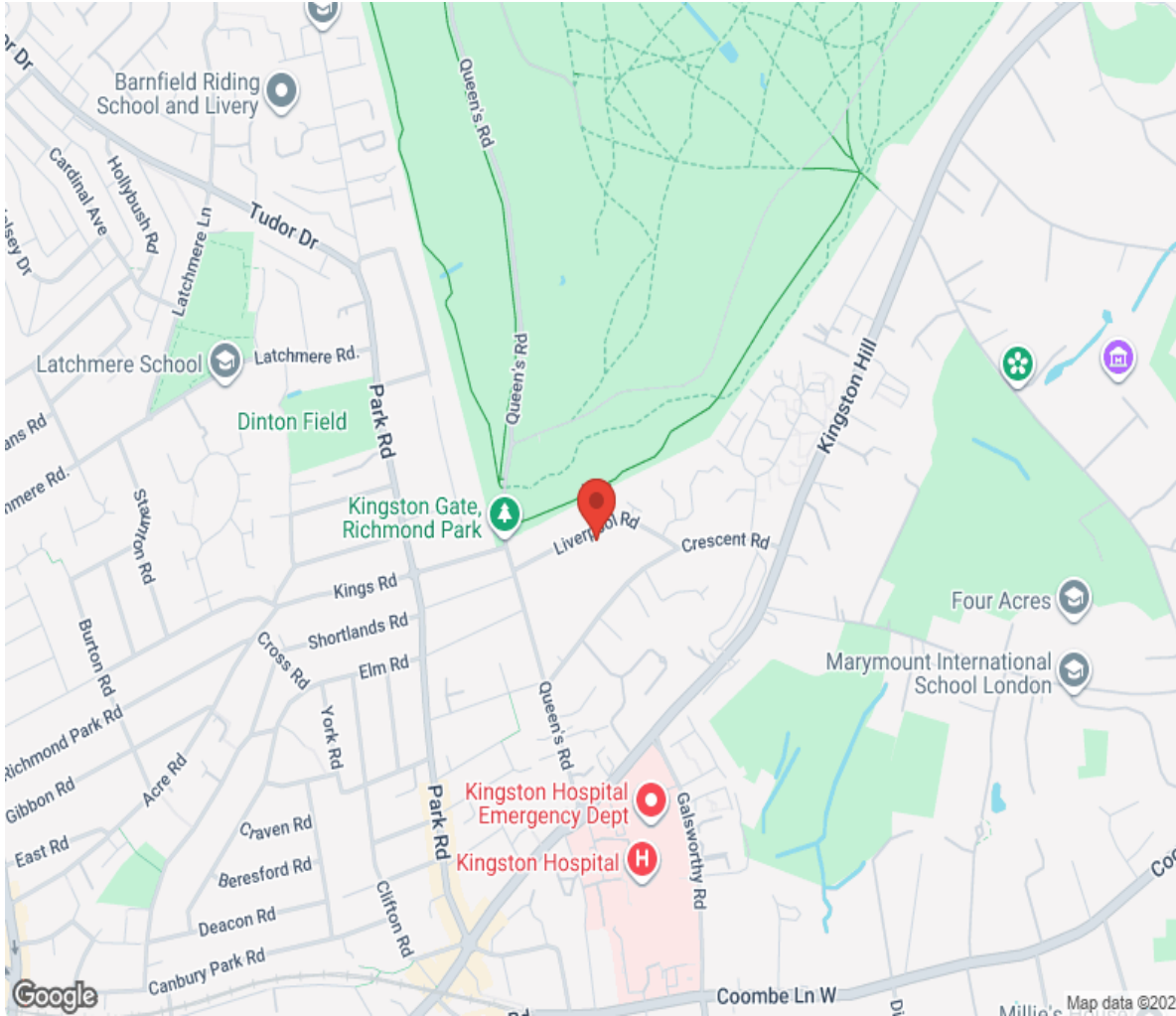


Second Floor



The plan is for your guidance only. Not drawn to scale unless noted. Windows and door openings are approximate. Whilst every care is taken in the production of this plan, please check all dimensions, measure and compare bearings before making any decisions reliant upon them.

Location



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