

# Hamptons

INTERNATIONAL



**Church Meadow, Surbiton, KT6**

6  3  2 

**£1,680,000**

(£1,675,000)

## Property details

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### Key features

- **Detached family home**
- **Approx. 3470 sq. ft. of accommodat**
- **Six bedrooms**
- **Three bathrooms**
- **Impressive 27 ft reception room**
- **Kitchen with separate dining room**
- **Porch dining/entertaining area**
- **Utility room and ground floor WC**
- **Ground floor bedroom / office**
- **Integral garage and off street parki**

## Church Meadow, Surbiton, KT6

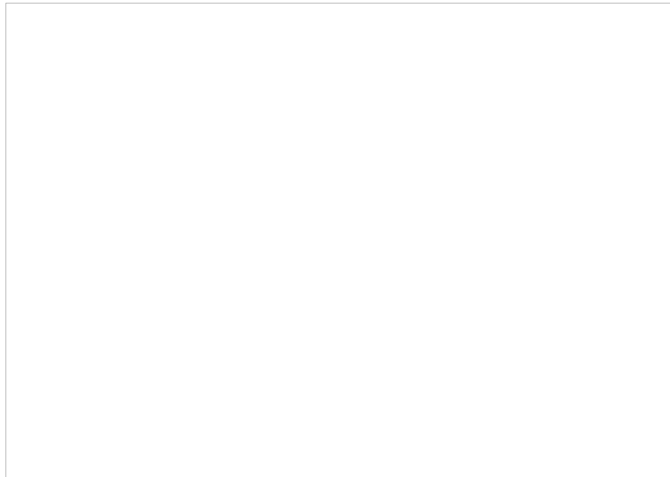
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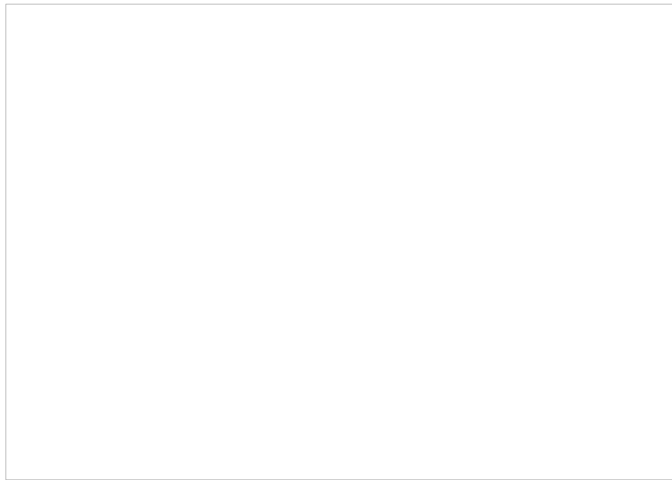
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## Description

This substantial detached family home offers generous and versatile accommodation extending to approximately 3,470 sq. ft., set within a well-proportioned plot with garden, garage and off street parking. The property is entered via a welcoming entrance hall, providing access to the principal reception spaces and staircase to the first floor. To the rear of the property lies an impressive reception room, measuring over 27 ft in length, creating an excellent space for both formal entertaining and relaxed family living with direct access via bi-folding doors to the rear garden, offering ample space for outdoor entertaining, recreation and gardening. The home benefits from a well-arranged kitchen, positioned conveniently alongside a separate dining room, ideal for everyday family meals and hosting guests. A porch seating area provides additional entertaining space and offers direct access to the garden, creating an excellent indoor-outdoor flow during warmer months. Further ground floor accommodation includes a utility room, guest cloakroom/WC, and a ground floor bedroom, which would also lend itself well to use as a home office, guest suite, or snug with its own shower room. The property also benefits from an integral garage, providing secure parking or additional storage. The first floor offers well-balanced family accommodation comprising five bedrooms and two bathrooms ensuring practicality for a busy household. The principal bedroom is particularly generous in size, providing ample space for wardrobes and bedroom furnishings as well as an en suite bathroom. Four further bedrooms offer flexible accommodation for children, guests, or home working. Situation The property enjoys excellent transport links, with Surbiton railway station located approximately 1.2 miles away, providing fast and frequent services to London Waterloo station in as little as 17 minutes, making the area particularly attractive to commuters. The nearby A3 road offers convenient access to Central London, the M25 and the wider motorway network. The area benefits from a wide range of local amenities, including shops, cafés and restaurants in Surbiton town centre, while the more extensive retail and leisure facilities of Kingston upon Thames are also easily accessible. For outdoor and leisure pursuits, the banks of the River Thames are close by, offering scenic walks and riverside dining, while historic attractions such as Hampton Court Palace are within a short drive, as is Richmond park and Bushy park as well as Home Park and Box Hill. Long Ditton is well regarded for its family-friendly environment and access to a number of well-respected schools in both the state and independent sectors, making it a particularly popular choice for families. The area also offers great access to both Heathrow and Gatwick airports and is in a green belt area. Property Ref Number: HAM-64608







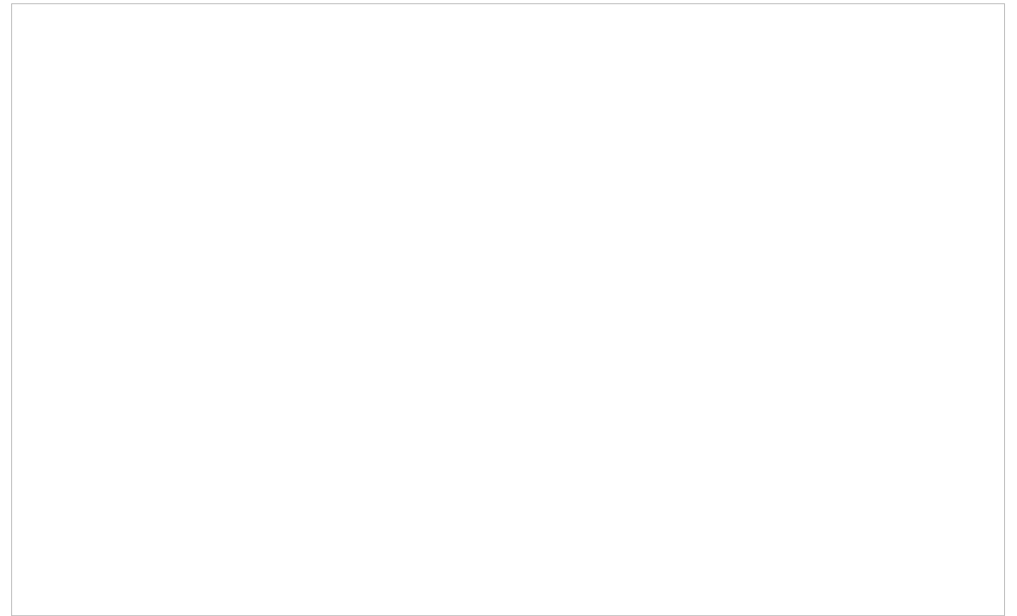
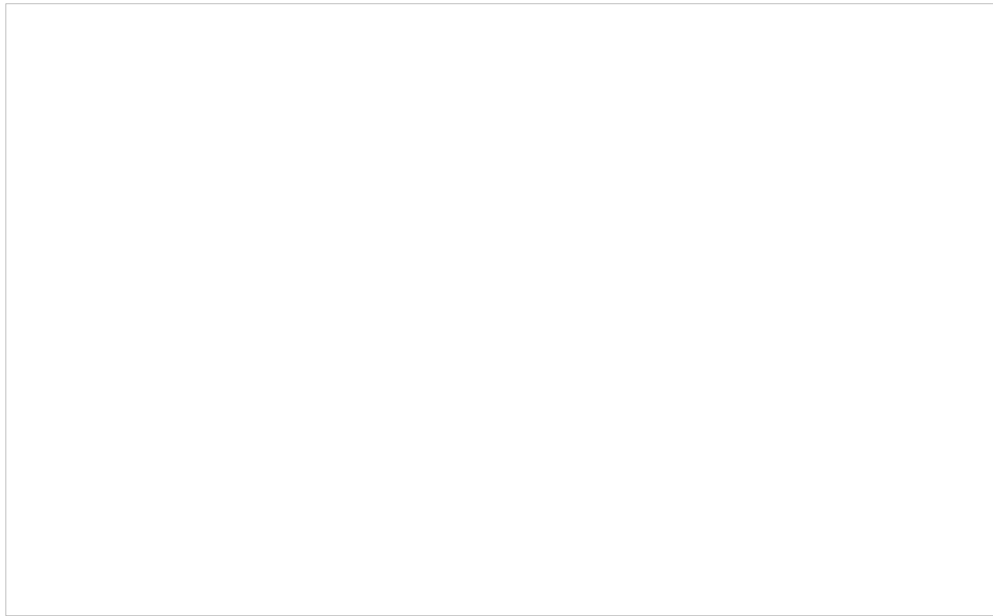






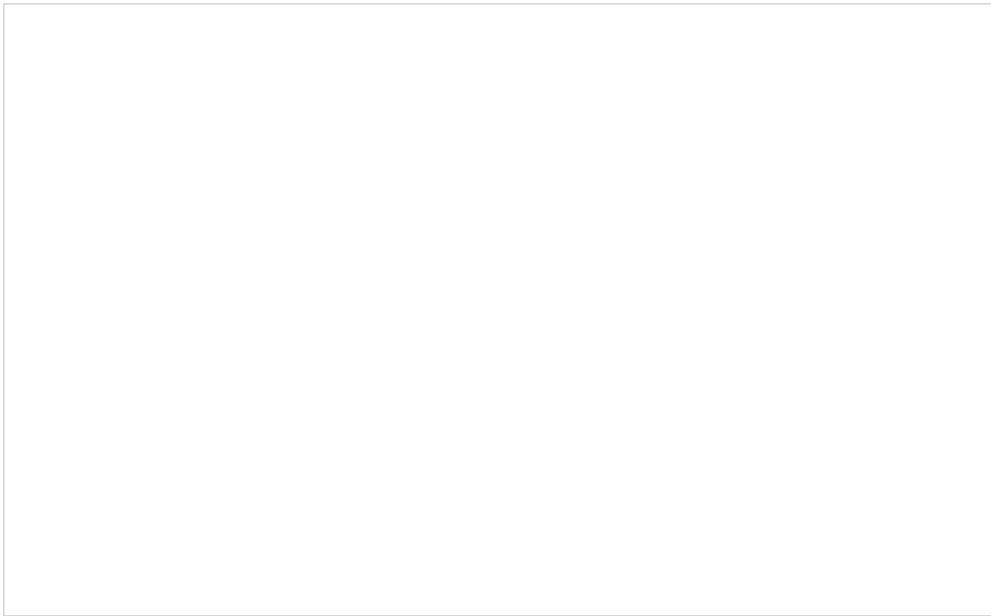






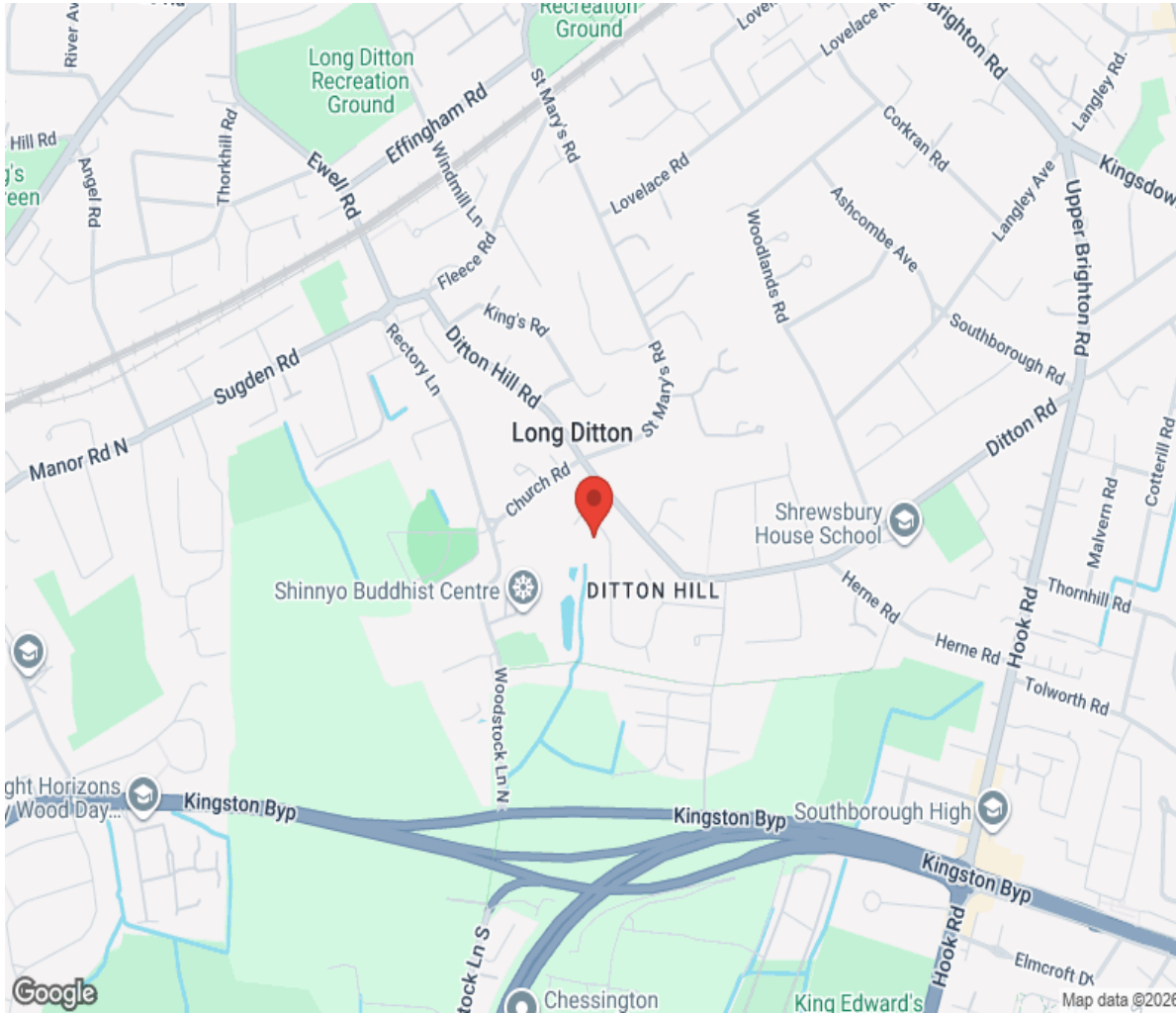
## Floor plan

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# Location

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# Hamptons

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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)**