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Endsleigh Gardens, Surbiton, KT6 5JL

An imposing, six double bedroom, detached period home, with a separate detached garage and studio/gym. The property has been stylishly refurbished, retaining many character features and presented in excellent condition. Located in a leafy residential area within a short walk of Surbiton mainline station and high street. The many benefits include two very spacious, striking reception rooms plus a further family room/study. The bespoke open plan kitchen includes high-quality integral appliances, a central island and stone surfaces. There is also a grand reception hall in the centre of the property with stairs to the upper floors, access to the cellar and a ground floor cloakroom. On the first floor, a substantial master bedroom suite including a sumptuous en-suite bathroom and a walk-in dressing room. There are two further sizable double bedrooms on this floor and a coordinating family bathroom. On the second floor, three further large double bedrooms, a second walk in dressing room, a laundry and a third coordinating bathroom. The landscaped garden wraps around the property, providing privacy, a secluded terrace and lawn. The detached outbuilding comprises a large garage with a remote control door, an EV charge point and is accessed via a double-width driveway. The studio/gym includes a kitchenette and cloakroom. Council tax band G. An exceptional family home of rare size and quality in a prime Surbiton location.

Guide Price £2,795,000 Freehold

EPC Rating: D

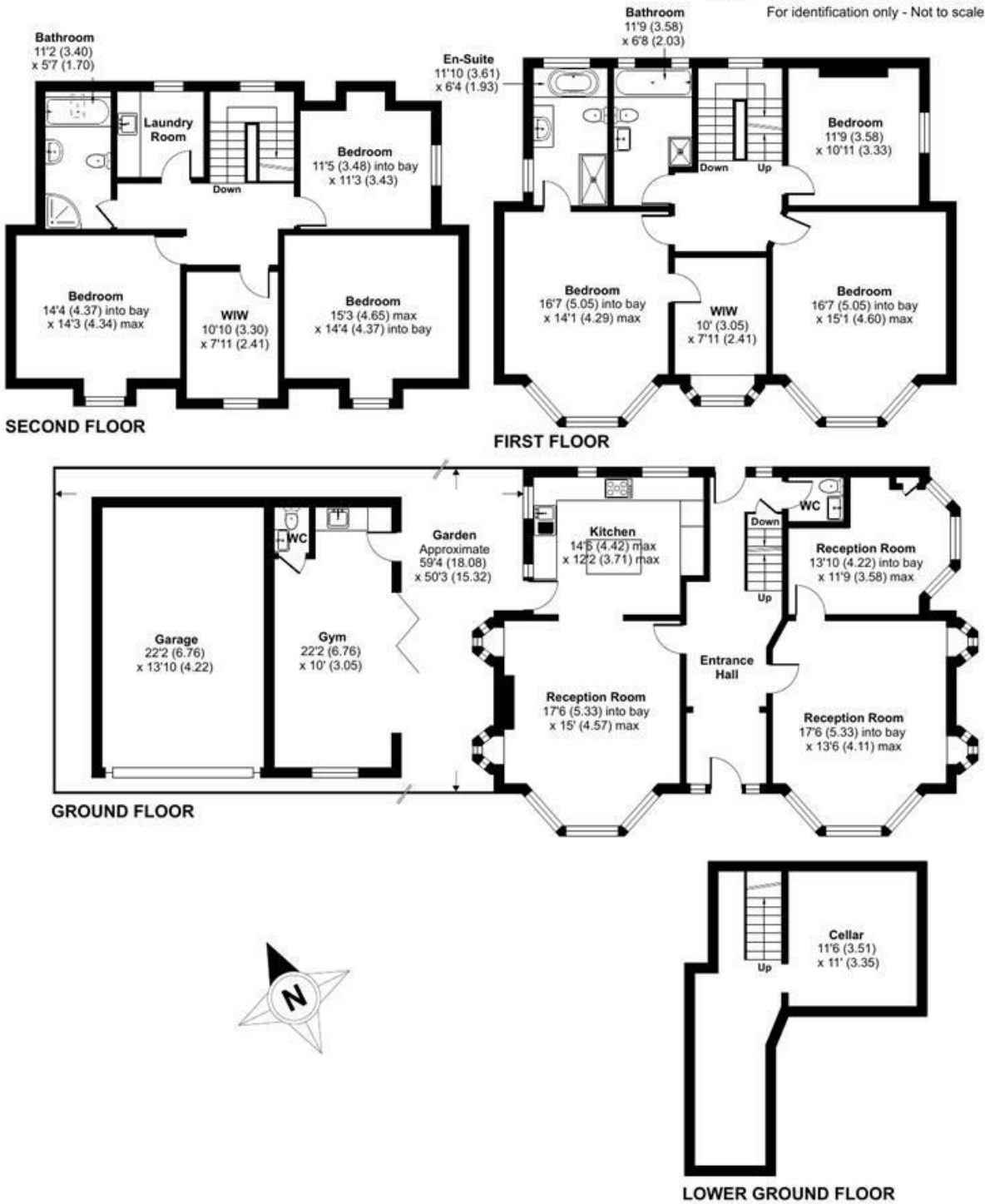
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Approximate Area = 3478 sq ft / 323.1 sq m (includes garage)

Outbuilding = 222 sq ft / 20.6 sq m

Total = 3700 sq ft / 343.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Matthew James. REF: 989050

We aim to make our property details a reliable guide. However they are not guaranteed and do not form part of a contract. Information in relation to lease length, service charge and ground rent has been provided by the vendor, they are likely to be subject to reviews and increases in the future and will need to be verified by your legal representative. Please note that appliances and heating systems have not been tested and therefore no warranty can be given as to their good working order. Carpets, curtains, gas fires, electrical goods/fitings and other fixtures, unless expressly mentioned, are not included in the sale of this property. If there are any important matters which are likely to affect your decision to buy, please contact our office.

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

Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	