



Portsmouth Road, Thames Ditton

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# An Edwardian Family Home

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A four bedroom detached Edwardian family home located moments from Giggs Hill Green and The River Thames.

The property offers character features throughout including feature fireplaces, generous ceiling heights and offers potential to extend and enlarge (STPP). The large rear gardens benefit from two outbuildings ideal as home offices or secondary accommodation.

Thames Ditton village, located alongside the River Thames, provides walking and cycling along the towpath and a choice of riverside pubs, restaurants and village cricket green.

Surbiton, nearby Esher and Kingston have a variety of shops, department stores and other facilities for everyday life, entertainment and sports.

The area provides excellent schools for all ages with Surbiton High School, Shrewsbury House, Rowan, Thames Ditton Infant and Junior, St Paul's Catholic school.



4



1



3

EPC

E

Communication links are excellent with Surbiton station providing fast and frequent service to London Waterloo as well as Thames Ditton's own station. The A3, M3, and M25 are all easily accessible along with Heathrow and Gatwick Airports.

EPC: E

Tenure: Freehold

Council Tax Band: G

Local Authority: Elmbridge Borough Council

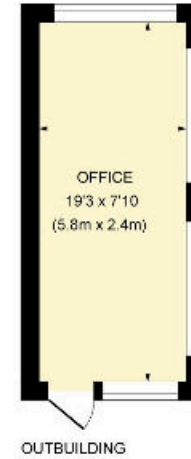
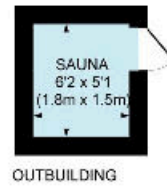
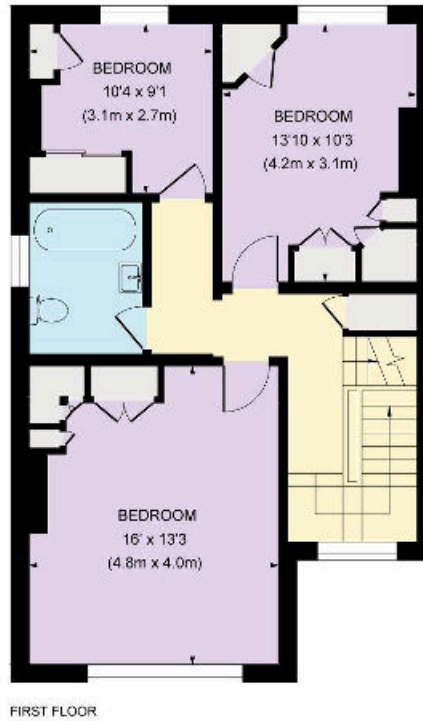
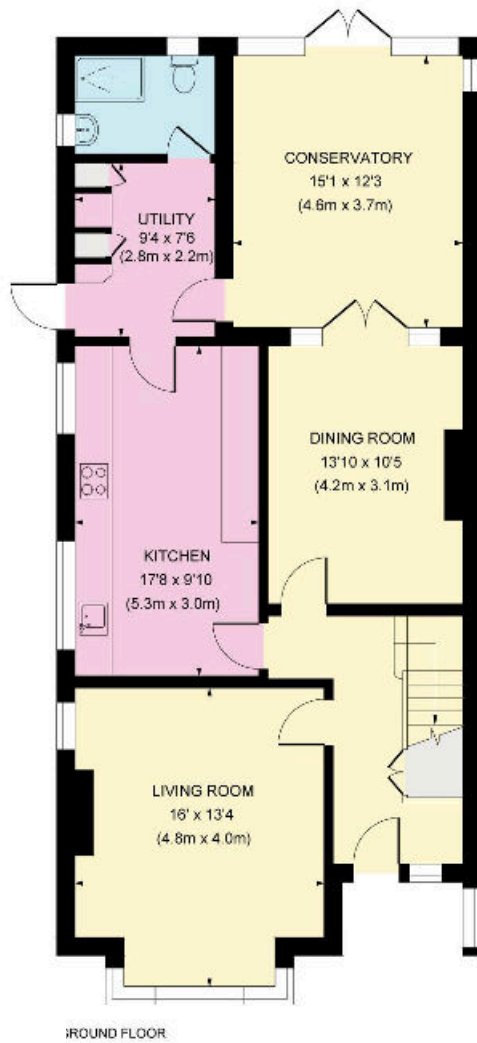
Location description:

Thames Ditton station 0.75 miles, Surbiton station 1.25 miles, Kingston 2 miles, Central London 20 miles. All distances are approximate.

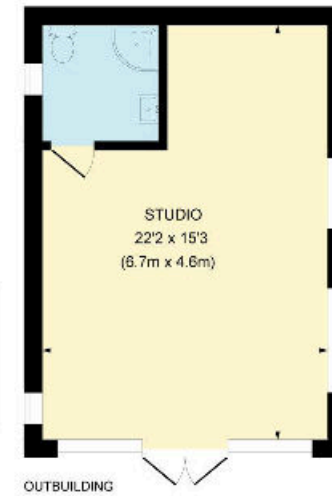








**Approximate Gross Internal Area**  
Main House 1827 sq. ft / 169.76 sq. m  
Outbuildings 521 sq. ft / 48.39 sq. m  
Total 2348 sq. ft / 218.39 sq. m



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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