

16 Ravenswood Court

Kingston Hill, Kingston Upon Thames, KT2 7JL

ROBERT HOLMES & COMPANY

A balanced, well kept home situated in a sought after location on private, leafy cul de sac

Asking Price: £1,499,000

Accommodation:

- Detached house
- Open plan kitchen/breakfast room, drawing room and dining area
- 4 bedrooms
- 3 bath/shower rooms (1 e/s)
- Annexe with an additional shower room
- Landscaped garden
- Off street parking

Local Borough: Kingston Council
Council Tax Band: G
EPC Rating: D

Nearest Station: 0.8 mile (Norbiton)
Central London: 9.5 miles (approx.)



Property Description: Entered through two sets of double doors into a welcoming entrance hall, the open plan design of the ground floor provides excellent entertaining space with a dual-aspect double reception room, dining area and kitchen. A generously proportioned annexe bedroom with an en suite shower room offers excellent versatility as it could equally serve as a study, playroom or formal reception room. All the principal ground floor rooms enjoy direct views over the garden, whilst the reception room and annexe bedroom also overlook the front of the property, allowing for an abundance of easterly and westerly natural light throughout the day.

To the first floor are four spacious, well proportioned bedrooms all of which have large windows that flood the rooms with natural light. The principal bedroom has an en suite shower room and the other bedrooms all benefit from built in wardrobes. A modern family bathroom completes the accommodation on this floor.

The private and low maintenance, westerly facing garden offers a wraparound patio and level lawn with mature trees. The house is set well back within the plot allowing for a generous front lawned garden and off street parking.

Location: Ravenswood Court is a quiet cul de sac off Kingston Hill with plenty of history. The Ladderstile Ride entrance to Richmond Park is just a short walk away with 3200 acres of ancient woodlands, whilst Norbiton station, Kingston town centre, Putney and Wimbledon are a short drive away. The property is in easy walking or cycling distance to Kingston University, and a number of reputable primary and secondary schools. The area is also well serviced with excellent sports facilities.

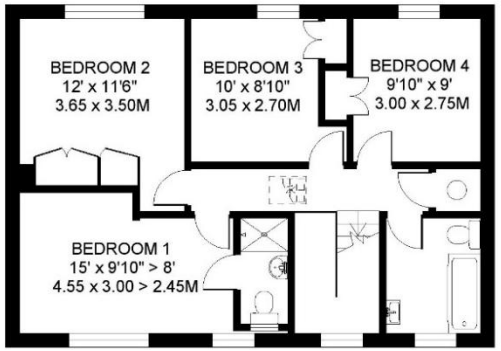








APPROXIMATE INTERNAL FLOOR AREA
1744 SQ.FT. / 162.0 SQ.M.
PLUS LOFT STORAGE 707 SQ.FT. / 65.7 SQ.M.
TOTAL AREA SHOWN ON PLAN
2451 SQ.FT. / 227.7 SQ.M.

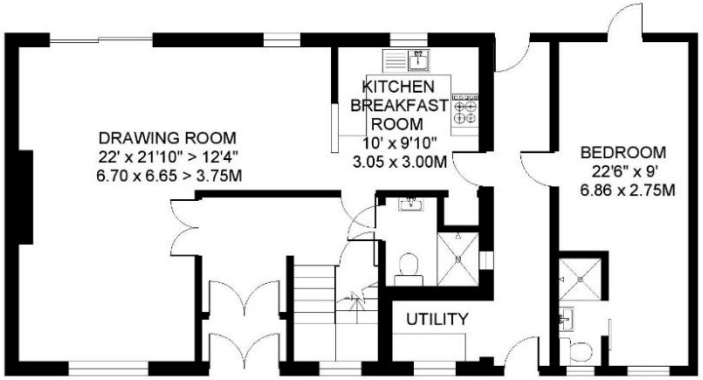


FIRST FLOOR 707 SQ.FT.



SECOND FLOOR 707 SQ.FT.

GARDEN
42' x 56'2"
12.80 x 17.10M



GROUND FLOOR 1037 SQ.FT.

FRONT GARDEN / PARKING
30' x 57'3"
9.15 x 17.45M

FLOORPLAN PRODUCED FOR "ROBERT HOLMES & COMPANY" BY FLOORPLANNERS 0780 122 8850
ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
WHERE A ROOM HAS A SLOPING CEILING, THE DOTTED LINE MARKS 1.50M HEIGHT,
AND THE MEASUREMENTS ARE SHOWN AT FLOOR LEVEL







ROBERT HOLMES
& COMPANY

Viewings by appointment through Robert Holmes & Co. on 0208 947 1100

N.B. For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. All statements contained herein are made without responsibility and do not constitute part of an offer or contract. Measurements are approximate and should not be relied upon for carpets or furnishings. We have not carried out a survey, nor tested the services, appliances, or specific fittings.