CURCHODS







11 Embercourt Road

Thames Ditton, Surrey, KT7 0LH

3 Bedrooms | 2 Bathrooms | 3 Reception Rooms

Guide Price £1,500,000

Freehold



A charming and characterful three-bedroom family home, offered to the market for the first time in around 60 years.

The property is well presented throughout and offers excellent scope to create a larger, long-term family home, subject to the usual planning consents. The house sits on an exceptional, wide south-facing plot, with a substantial rear garden extending to approximately 200ft. Private, peaceful and unusually generous for the area, the garden backs directly onto Thames Ditton Tennis Club and features mature planting, established apple trees and plenty of space for families to enjoy.

To the front, a gated carriage driveway provides off-street parking for several cars, adding further to the appeal and practicality of the property. Internally, the accommodation is well proportioned and full of character. A generous entrance hall leads to a double-aspect sitting room, while the kitchen connects through to a separate dining room, with an additional study/snug with an original fireplace.

Upstairs are three well-proportioned double bedrooms, together with a family bathroom and separate shower room. Throughout the house are a number of original features, including fireplaces and solid oak flooring, adding considerable character and charm.

Ideally positioned on a popular residential road, the property is just moments from Thames Ditton station and within walking distance of the village, its shops, cafés and amenities, as well as a number of highly regarded local schools.





EPC E | Council Tax Band G

Key Features

- Three-bedroom detached family home
- Substantial south-facing garden
- Gated carriage driveway and separate garage
- Excellent potential to create a long-term family home
- Character features throughout, including feature fireplaces
- On the doorstep of Thames Ditton Station
- Moments from Thames Ditton village and sought-after schools
- Offered to market with no onward chain

Location

Thames Ditton, a charming village in Surrey, is well-connected by rail, making it ideal for commuters. The village is served by Thames Ditton Railway Station, with direct trains to London Waterloo in around 30 minutes, offering easy access to the capital. Nearby Esher station also provides additional transport options, connecting to the broader rail network.

Local shops and amenities are plentiful, with a range of boutiques, cafes, and restaurants along the high street. The village boasts a friendly community atmosphere, with independent stores and markets offering fresh produce. The nearby Esher provides larger retail options, including supermarkets and high street shops, while the River Thames and surrounding parks offer recreational spaces.

For families, Thames Ditton offers excellent schooling options, with highly regarded primary and secondary schools within easy reach. Thames Ditton Infants and Primary School is popular, and Esher College is nearby for older students. The area's strong educational reputation, coupled with its peaceful surroundings, makes it an attractive place for families to settle.

Additional Information

Our client has advised the property has mains drainage, gas, electric and water.



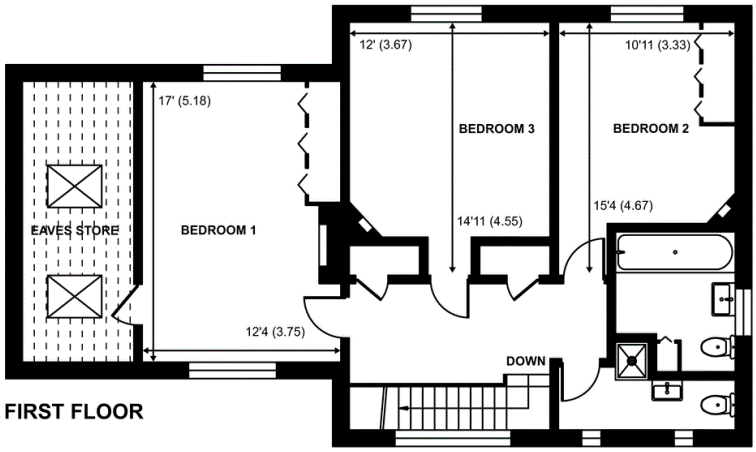


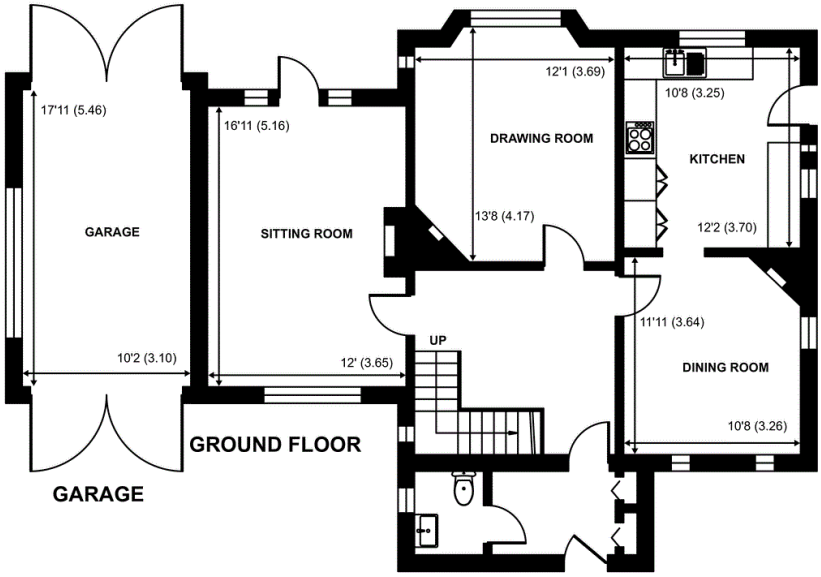


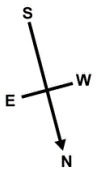
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Denotes restricted head height

Approximate Area = 1654 sq ft / 153.6 sq m
Limited Use Area(s) = 123 sq ft / 11.4 sq m
Garage = 182 sq ft / 16.9 sq m
Total = 1959 sq ft / 181.9 sq m
For identification only - Not to scale







Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Simpsons Estate Agents ta Curchods. REF: 1520484

01372 462000 | esher@curchods.com
77 High Street, Esher, Surrey, KT10 9QA

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Reference: CER260398

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