

CURCHODS



2 Westville Road

Thames Ditton, Surrey, KT7 0UJ

5 Bedrooms | 3 Bathrooms | 3 Reception Rooms

Offers in excess of £1,500,000

Freehold



A substantial detached character house, over 2700 sq. ft and offering five bedrooms and three bathrooms, in modern and immaculate condition throughout.

The ground floor has two reception rooms at the front and a large open-plan kitchen/dining/family room to the rear, as well as a utility room and w/c. The first floor offers a large main bedroom, with a dressing room and an en-suite bathroom. Bedrooms two and three share a family bathroom. The second floor offers two further bedrooms that share a shower room.

There is off-street parking to the front and a great-sized garden to the rear, with a large patio area.

Situated on a popular residential road, walking distance to Thames Ditton Village and Station and only one mile from Surbiton Station. Catchment of several fantastic schools.



Key Features

- Five-bedroom, three bathroom detached character house
- In modern and immaculate condition throughout
- Two reception rooms and a large open-plan kitchen/dining/family room
- Off-street parking for several cars and a private and secluded rear garden
- Situated on a popular residential road
- Walking distance of Thames Ditton Village and Station
- Only one mile from Surbiton Station
- Catchment of several fantastic schools

Additional Information

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

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.

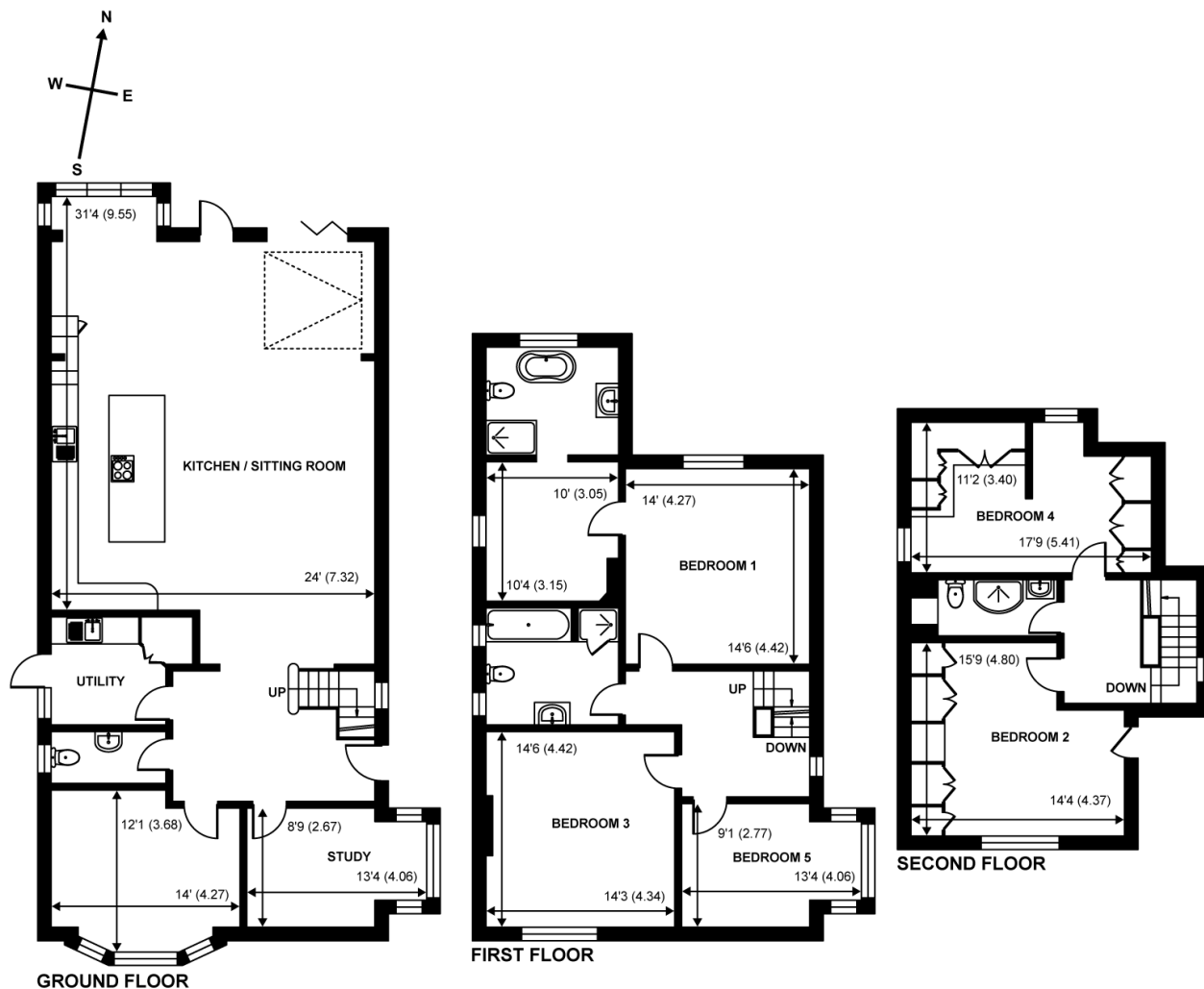
Local shops and amenities are plentiful, with a range of boutiques, cafes, and restaurants along the high street. The village boasts a friendly community atmosphere, with independent stores and markets offering fresh produce. Esher is nearby and provides larger retail options, including supermarkets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



Approximate Area = 2757 sq ft / 256.1 sq m

For identification only - Not to scale



**Certified
Property
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Simpsons Estate Agents t/a Curchods. REF: 1126099

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Reference: CER210358

