


# Vane House

Warren Rise, Kingston Upon Thames, KT3 4SJ

ROBERT HOLMES & COMPANY

# A beautifully presented period home, modernised throughout and located on a quiet, private road close to local amenities

Asking Price: £1,499,000

**Accommodation:**

- Kitchen/breakfast room
- Drawing room
- Study
- Conservatory
- Utility room
- 3 bedrooms
- 2 bath/shower rooms
- Off street parking
- Garden

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

**Nearest Station**: 1 mile (New Malden)
**Central London**: 10 miles (approx.)



**Property Description**: Entered into a spacious hallway, this charming period property has been thoughtfully modernised throughout, seamlessly blending period and contemporary features. The ground floor offers a dual-aspect drawing room with impressive ceiling heights exceeding 13', large windows create a bright living space with plenty of natural light. A sleek, fully fitted kitchen with a dining area opens directly onto the patio and garden while a separate study and a conservatory, also with direct garden access, provide versatile living spaces. The beautiful, partly walled garden is designed with a patio and level lawn, and mature trees. A modern wet room and separate utility room complete the ground floor.

The principal bedroom suite benefits from built in wardrobes and through double doors is the en suite bathroom featuring two basins. There are two further double bedrooms, both of which have built in wardrobes, ample eaves storage and a boarded loft.

There is underfloor heating throughout the ground floor.

**Location**: Warren Rise is on the southern slope of Coombe Hill on a charming private lane. New Malden station and high street are in close proximity with its wide variety of cafes, restaurants and shops. There are excellent schools in the area both in the state and private sectors, and some of these are within walking distance, along with well thought of sports facilities.









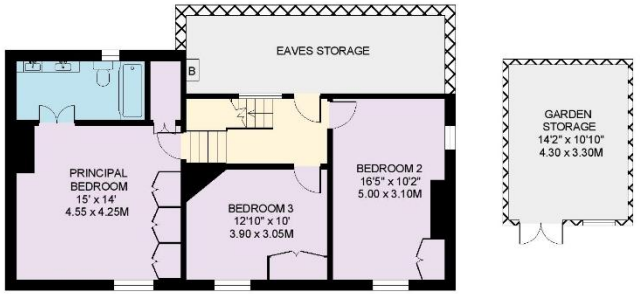


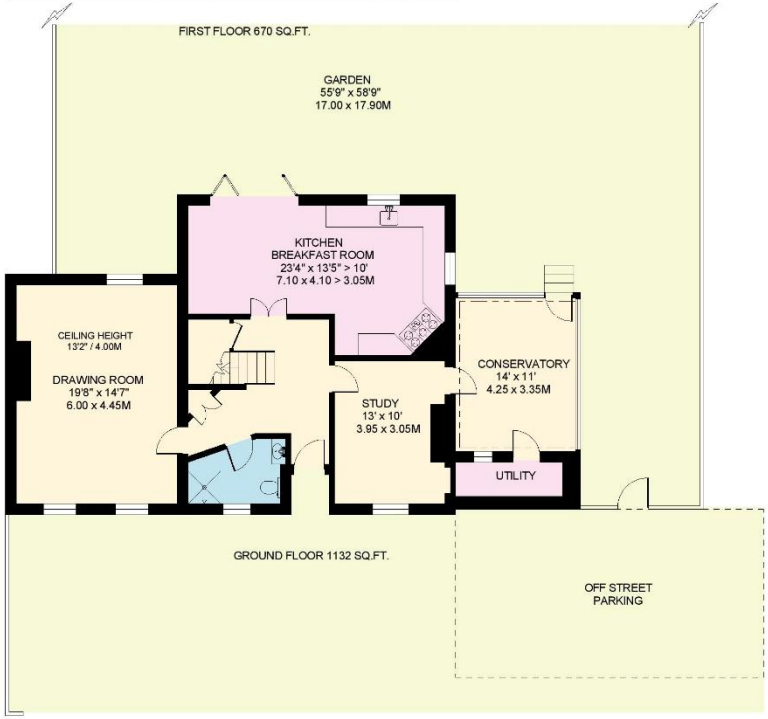




WARREN RISE
KINGSTON HILL KT3

APPROXIMATE INTERNAL FLOOR ( LIVING ) AREA
= 1802 SQ.FT / 167.4 SQ.M.
APPROXIMATE ADDITIONAL AREAS
= 318 SQ.FT. / 29.5 SQ.M.
TOTAL AREAS SHOWN ON PLAN
2120 SQ.FT. / 196.9 SQ.M.




FLOORPLAN PRODUCED FOR "ROBERT HOLMES & COMPANY" BY FLOORPLANNERS 0780 122 8850
ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE

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.