

15 Ravenswood Court, Kingston Hill, Kingston-upon-Thames, KT2 7JL

£2,650,000

Freehold

No chain



VP

Superb recently refurbished detached family house located in a private cul-de-sac in the popular Coombe area of Kingston, providing excellent access to Norbiton Station (10 minute walk) and also the A3.

5 Double bedrooms

5 Ensuite bathrooms

2 Dressing rooms

Reception hall

Large family kitchen

Dining room

Double aspect reception room

Gated off-street parking

Lawned rear and front gardens

Double glazed throughout

Underfloor heating

Security cameras

3728 sq ft

Audio visual equipment (including Bluetooth wireless connection for music in the bathrooms) and motion sensors.

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A very tastefully presented 5 bedroom detached house that has been the subject of a complete refurbishment and sympathetic extension. The house has a great balance between entertaining space and number of bedrooms and comes with ample off-street parking and a pretty rear garden.

Inside is a wonderfully traditional layout of large reception hall, double reception room leading round to the dining area and family room which in turns links through to the family kitchen. Guest w.c. and utility room complete the perfect family living on the ground floor. Upstairs, there are five double bedrooms and five bathrooms, enough to quieten the most vehement of demands.



There are wooden floors throughout the ground floor. The outstanding kitchen has granite work tops and Siemens appliances and outside there is ample gated off-street parking.

This property is situated within a few minutes stroll of Richmond Park and close to Coombe Wood and Coombe Hill Golf Clubs. Norbiton Station is also a short walk (25 minutes to Waterloo). There are excellent local schools such as Holy Cross Preparatory, Rokeby, Marymount and Canbury Schools. Easy access to the A3 and Kingston Town Centre for its fabulous shopping.

57 Sheen Lane
London SW14 8AB



020 8876 2222
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	81	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Local Authority:

Royal Borough of Kingston-upon-Thames

Council Tax Band – G

2017/2108 £2,3975.59 p.a.

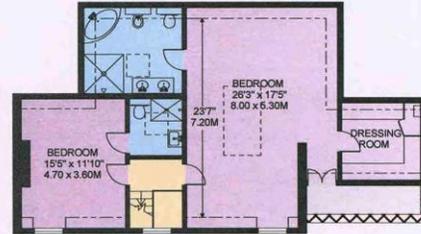
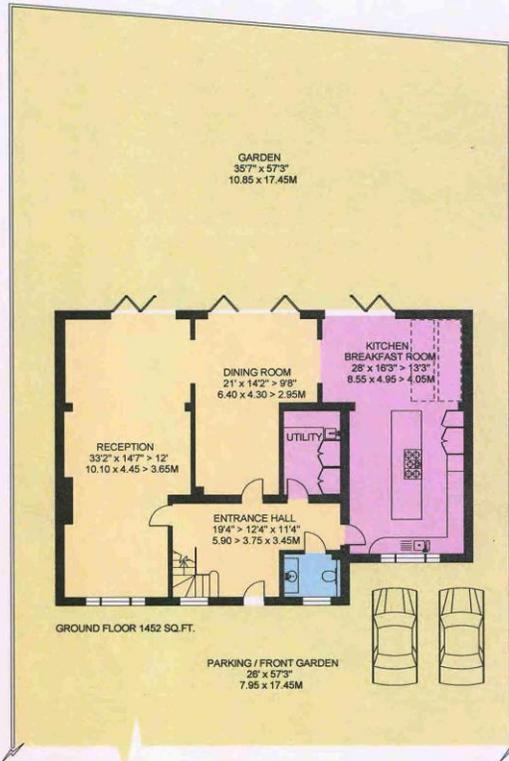
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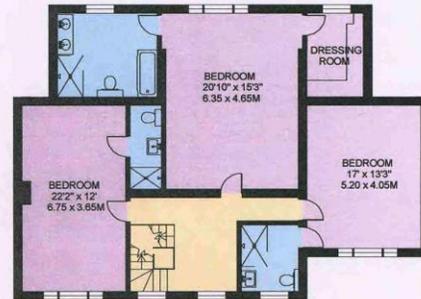
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RAVENSWOOD COURT
KINGSTON HILL KT2

APPROXIMATE INTERNAL FLOOR AREA
3728 SQ.FT / 346.3 SQ.M.
PLUS EAVES STORAGE 46 SQ.FT. / 4.3 SQ.M.



SECOND FLOOR 940 SQ.FT.



FIRST FLOOR 1336 SQ.FT.

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