



Warren Road, Kingston Upon Thames, KT2 7HY

Guide Price £3,800,000 Freehold

Warren Road

A SIMPLY STUNNING FAMILY HOME

This beautifully finished 6 bedroom modern detached house offers over 4,300 sqft of living space, all located within a private gated estate only a short walk from Richmond Park

On the ground floor, the house boasts a large entrance hallway, off which is a dining room, sitting room and a study. To the rear is a large kitchen/breakfast/family room with bi-folding glazed doors that open out to the garden. The kitchen boasts fully integrated modern appliances with a large island. The ground floor benefits from very high ceilings throughout and lots of natural light. Additionally there is a guest WC and three storage cupboards.

On the first floor there are four spacious bedrooms including the main principal suite with walk-in dressing room and a stunning en suite with separate shower and Aquavision TV. There is also a large modern family bathroom and laundry room.

On the top floor is a gym and two further bedrooms that share a Jack-&-Jill shower room, although one bedroom is currently configured as a TV/Cinema room. Additionally there is lots of eaves storage.

Externally there is off-street parking at the front of the house for several vehicles, whilst there is also a detached double garage with a plant room.

To the rear there is a bright southwest facing garden with patio space for entertaining and mature shrubs and beds.











WITHIN EASY REACH OF KINGSTON, WIMBLEDON VILLAGE & RICHMOND PARK

Petersgate is ideally located for luxury family living with both Kingston and Wimbledon town centres in easy reach. There is a wealth of reputable schools close by including Holy Cross Prep School for girls, Tiffin Schools and Kingston Grammar School and, in Wimbledon, King's College School for boys and Wimbledon High School. For travel to central London, it's just over one mile to Norbiton Station, for connections to Waterloo within half an hour.

Green open spaces and parkland are in abundance, with Richmond Park to the north, Wimbledon Common to the east and Hampton Court and Bushy Park to the west. There is also a fantastic choice for golf enthusiasts, with Coombe Wood and Coombe Hill golf clubs right on the doorstep, and countless others within easy reach.

Just a five minute walk away, historic Richmond Park is the largest of the Royal Parks and the biggest enclosed area of outdoor space in London. There is the opportunity for cycling, horse riding, fishing, golf and rugby, or you may just want to bring a picnic and admire the spectacular views and the park's thriving deer population.

- Six bedrooms
- · Detached modern house
- · Detached double garage
- · High spec finish
- Secure gated development
- Four Reception Rooms
- · Off-street parking
- · Council Tax Band H
- EPC Rating

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PETERSGATE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 3851 SQ FT- 357.80 SQ M (EXCLUDING GARAGE)

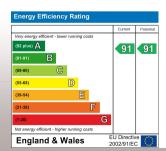
GARAGE AREA: 488 SQ FT- 45.30 SQ M TOTAL AREA: 4339 SQ FT- 403.10 SQ M

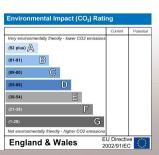


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