



Warren Road, Kingston Upon Thames, KT2 7HY

Guide Price £3,800,000 Freehold

## 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.

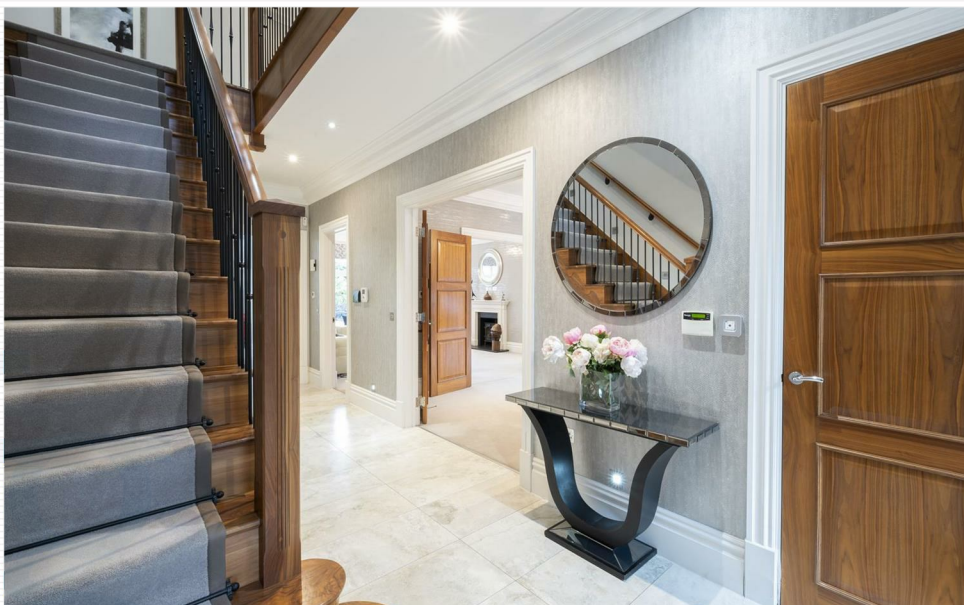
Green open spaces and parkland are in abundance, with Richmond Park to the north, Wimbledon Common to the east and Hampton Court and Bushy Park to the west. There is also a fantastic choice for golf enthusiasts, with Coombe Wood and Coombe Hill golf clubs right on the doorstep, and countless others within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

## Warren Road





# 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



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part an offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Areas, measurements/distances are approximate and should not be used to value a property or be the base of any sale/let. Any intending purchaser or lessee should satisfy themselves through inspection, searches, enquiries and full survey as to the correctness of each statement

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>91</b>	<b>91</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Please note, on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that the wiring, plumbing and drains have not been checked. Our client has advised of the tenure of the property. The length of lease and service charge have been provided by a third party. Any intending purchase must obtain confirmation of these facts from their solicitor.



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