

HJC

HIGHER VALUES



Glanton, 16 Fitzgerald Road

Boyle Farm, Thames Ditton, KT7 0TU

£3,000,000



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One of the 6 original properties located in the prestigious Boyle Farm Estate is Glanton, a rarely available detached residence, occupying a double plot, set in delightful mature south facing gardens. This house has all you would ever need in a forever family home and potential for more - blending modern and original architecture in a sympathetic and stylish way.

Off the impressive and welcoming entrance hall is a reception room to the front as well as one to rear. It also leads to a large utility room and boot room with access to side, downstairs WC and further towards a stunning contemporary bespoke handmade kitchen/family room, with floor to ceiling double aspect doors on to the garden via a veranda, which is perfect for al fresco dining.

The sweeping staircase leads to the upstairs landing, off which are 5 bedrooms all with ample storage, one with a modern en-suite bathroom, and a further family bathroom. There is also a large and unconverted loft.

To the rear, the house enjoys southerly and westerly aspects to the garden, which measures over 90ft in length and 90ft in width. It also has the added advantage of a large double garage in front of which is further off-street parking.

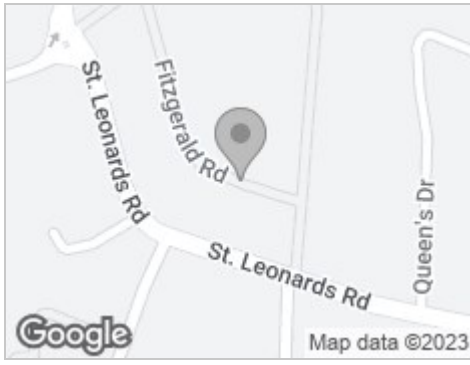
Residents of this private estate have access to the River Thames via their own private jetty and further benefit from a central village location with easy access to schools, train station and the local shops, as well as eateries on Thames Ditton High Street.

- Detached period property
- 5 bedrooms, 2 bathrooms, 3 reception rooms
- Boyle Farm private road
- Contemporary Collins bespoke kitchen
- Double garage and off street parking
- Large south facing mature garden
- Private access to shared jetty
- Quiet central village location
- Maintenance charges £400 per annum
- Council tax band G





Road Map



Hybrid Map



Terrain Map



Floor Plan

Fitzgerald Road, KT7

Approximate Gross Internal Area = 272.6 sq m / 2935 sq ft

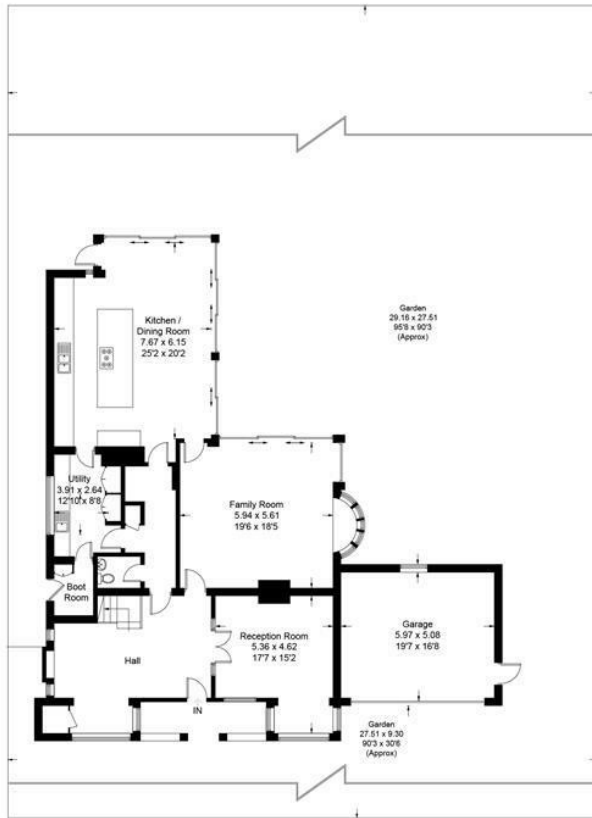
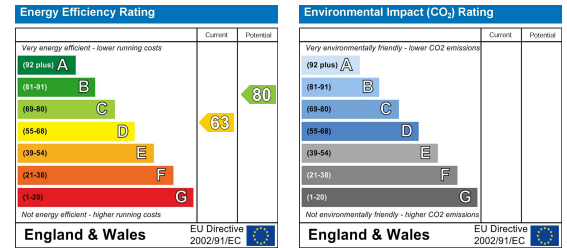
(Excluding Garage)

Garage Block = 29 sq m / 313 sq ft

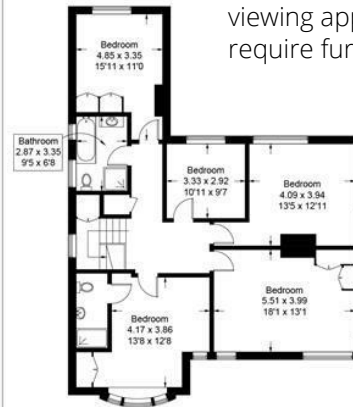
Total = 301.6 sq m / 3248 sq ft



Energy Efficiency Graph



Ground Floor



First Floor

Viewing

Please contact our HJC Thames Ditton Office on 020 8398 3707 if you wish to arrange a viewing appointment for this property or require further information.

Measured in accordance with RICS Code of Measuring Practice. To be used for identification and guidance purposes only. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. www.london58.com © 2022 hello@london58.com

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