



BLANDFORD

A rarely available impressive Georgian 6 bedroom property, set in over half an acre of land in Weston Green, Thames Ditton.

The house has 3 impressive reception rooms, a farmhouse kitchen and a beautiful sunny garden room overlooking the extensive lawns. Additional to the main house is a detached former coach house and hayloft, now garage with workshop over, off-street parking for 2 cars and a tennis court.

- 6 bedrooms • 3 receptions • Farmhouse kitchen • Coach house
- 3 bathrooms • Off street parking • Near to outstanding schools
- Large garden & tennis court • Short walk to station, pub and shops.



Front reception/snug

- Original oak panelling
- Parquet flooring (under carpet)
- Brick open fireplace
- Ornate moulded ceiling
- Bay window with seating

Thought to date from 1713, and cherished by the current owners for nearly 30 years, Blandford Cottage has all the charm you would expect from a property of its age, with open fires and period features throughout.

Currently circa 4500sqft with huge scope to modernise, rejuvenate and extend (STPP) for the next phase of its life.



Dining room

- Original panelling
- French doors opening to terrace
- Working fireplace
- Myriad original detailing

Sitting room

- Working fireplace
- Shutters to bay window front
- French doors opening to terrace
- Striking architraves and cornicing





Lose yourself in the stunning mature gardens extending 250ft+ and over half an acre in size.



Farmhouse kitchen

- Stone floor
- Shaker style fitted kitchen
- Lantern light
- Boot room
- Separate utility and WC

Garden room

- Wooden floor
- Bespoke vaulted ceiling
- Glazed with panoramic views
- Opens to extensive lawns





Outside

- Expansive west facing garden with fruit trees
- Detached coach house (converted currently to garage and workshop).
- Tennis court
- Parking for two cars



First floor

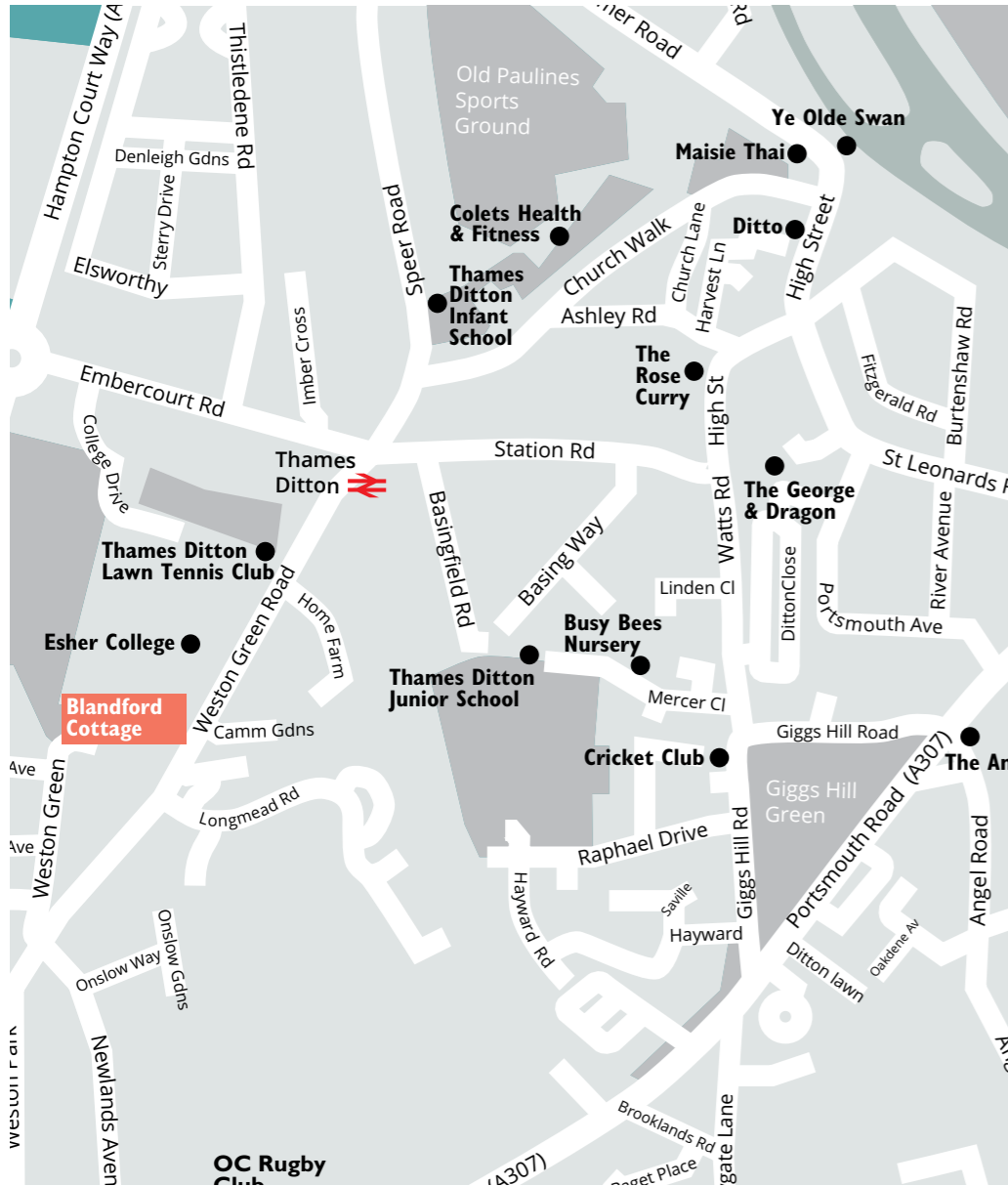
- Family bathroom
- Large landing leading to principal bedroom with en-suite
- 2 further bedrooms
- Store room





SECOND FLOOR

- 2 bedrooms with fitted wardrobes and decorative fireplaces
- Bathroom
- Games room / bedroom



Where town meets country....

Thames Ditton is a bustling chocolate box village located on the outskirts of London in leafy Surrey.

Brimming with pubs, restaurants and amenities yet retaining its traditional village character it's easy to see why people move here and stay for good.

With top schools, an abundance of green spaces and clubs, not to mention The River Thames and all it offers, Thames Ditton provides a fantastic lifestyle with modern conveniences just a stone's throw from London - just over half an hour by rail. Also just a short drive to the M25, Heathrow and Gatwick airports.



20
MILES

Central London
Five mainline stations (Thames Ditton, Esher, Hampton Court, Hinchley Wood, Surbiton) within 2.5 miles. London's shopping, dining and theatreland are only a short train ride away.

3
MILES

Kingston Upon Thames
The Royal Borough's centre with shops, riverside restaurants, bars, Rose Theatre, cinema and clubs - just a 10 minute drive away.

8
SCHOOLS

Schools
Thames Ditton benefits excellent schools with impressive Ofsted's. St. Pauls Catholic Primary, Thames Ditton Infant & Junior, Hinchley Wood, Esher College, Cranmere, Long Ditton St. Marys.



Heathrow (10 miles) Gatwick (23)
Convenient travelling distance to either of these airports. Perfect for business & leisurely getaways.



Hampton Court Palace - the historical home of King Henry VIII **1.1 mile**

Bushy Park - the second largest of the capital's eight Royal Parks **1.4 miles**

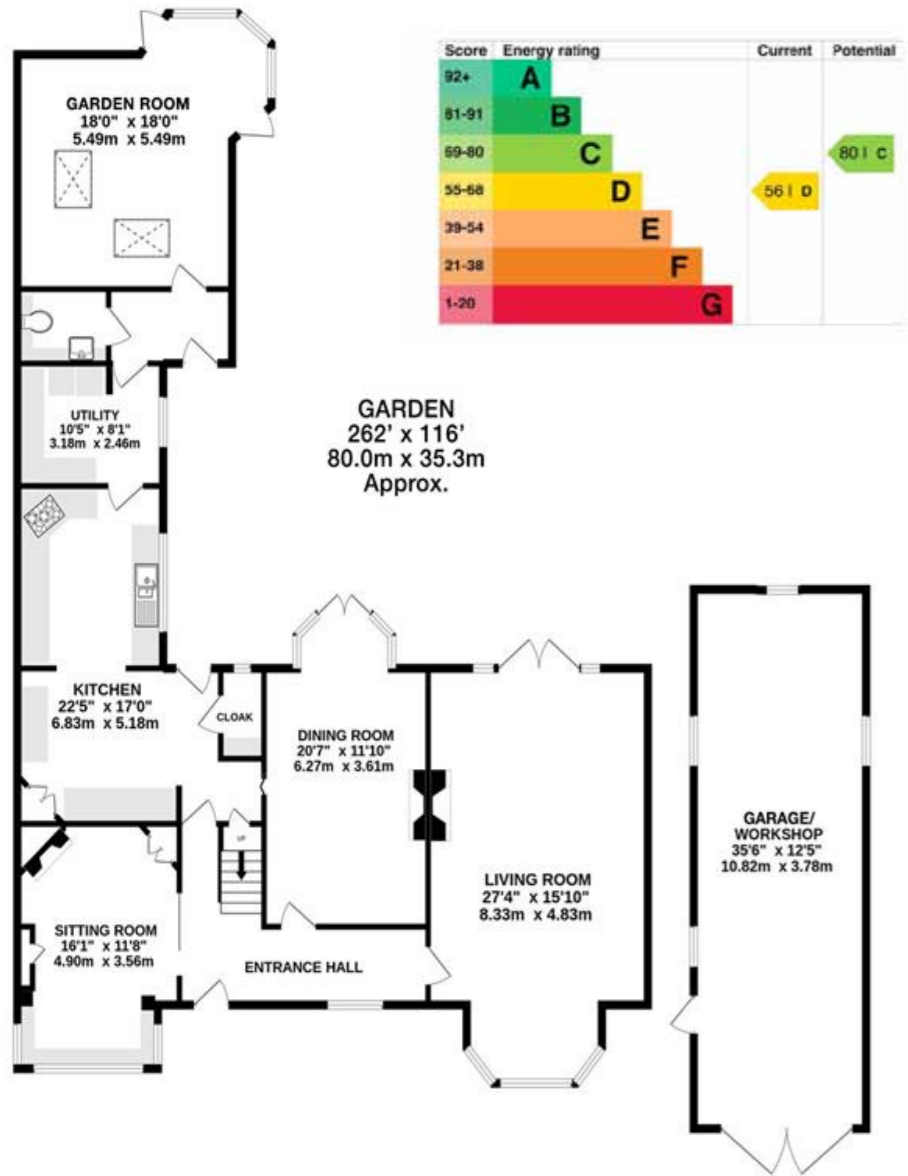
Thames Ditton Lawn Tennis Club - one of the oldest lawn tennis clubs in England

Twickenham Stadium - the largest dedicated rugby union venue in the world **6.3 miles**

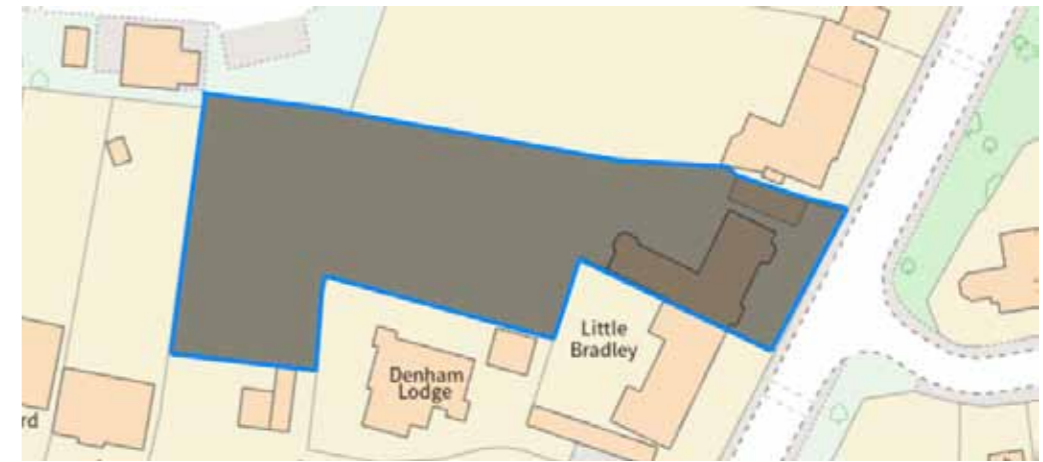
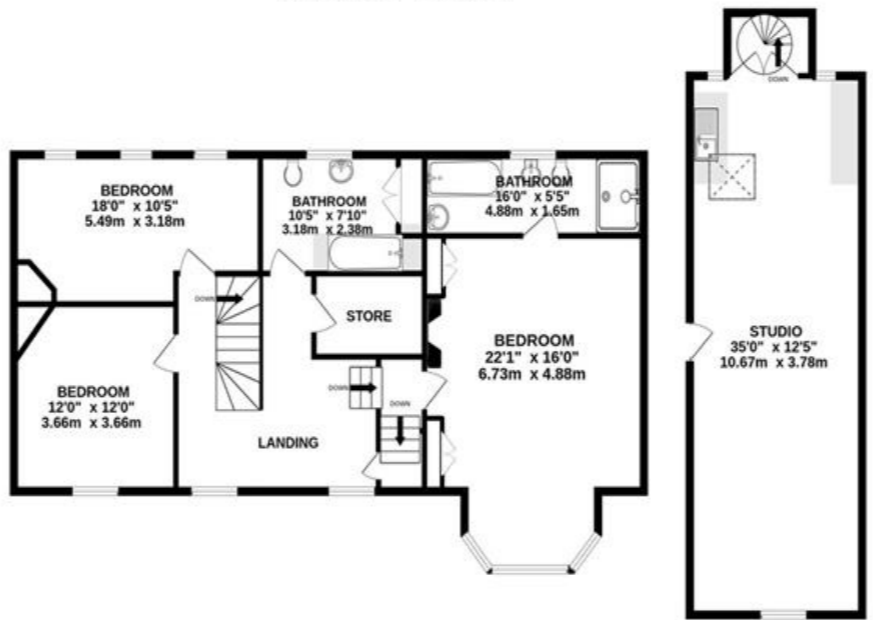
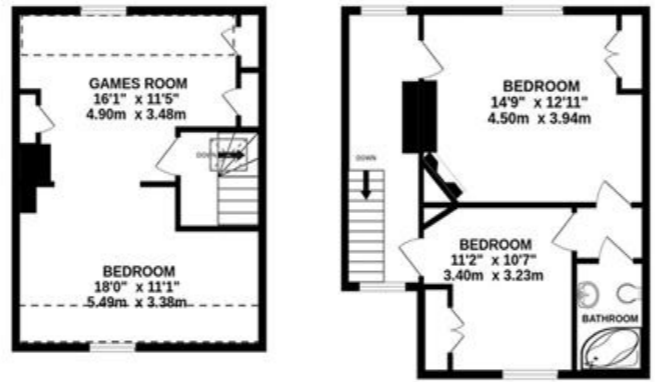
Sandown Park Racecourse **1.6 miles**

Colets Health & Fitness - independent club situated within 15 acres of beautiful grounds in the heart of Thames Ditton.

Dittons Skiff and Punting Club - founded in 1923. A friendly local club offering the traditional river sports of skiffing and punting.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



Blandford Cottage sits on an unusually large plot located in between Esher and Thames Ditton train stations and just a short walk to an independent gym, lawn tennis club, schools, restaurants and shops.