CONTEMPORARY FAMILY HOME SET IN A DESIRABLE LOCATION

SAVILE CLOSE, THAMES DITTON, SURREY, KT7 0BU

Unfurnished, £4,250 per month + £282 inc VAT tenancy paperwork fee and other charges apply.*
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Available 1st April 2016

5 bedrooms • 3 bathrooms • 3 reception rooms •
Private parking for 3 cars • Desirable location •
Pretty garden • Gardener included • Council Tax = G

Description
This contemporary family home set in a delightful
location has been recently renovated to the highest
standards. Accommodation comprises modern kitchen
with breakfast bar, open plan reception area with wood
flooring, neutral décor and modern limestone gas
fireplace. There is also a study, cloakroom,
contemporary utility room and conservatory with doors
out onto a patio and private garden with decked
terrace and 2 story playhouse with electric outlets.
The first floor comprises four modern bedrooms, one
with en-suite and a further family bathroom.
The second floor comprises master with walk in his
and hers wardrobe with extra storage, en suite with
Jacuzzi and wet room walk in shower.
The property come with a garage with an upper
section for extra storage.

Situation
Savile Close is in the highly desirable Seymour
Grange private development, off of Giggs Hill Green
cricket field. The development is privately maintained,
and includes tennis courts, basketball courts,
playground, and open fields. Doctor’s surgery is and
High Street is a 10 minute walk away. Excellent
transport links into London via Surbiton 17mins to
Waterloo, or Thames Ditton railway. In addition to
location of the house to top state schools, the property
is a short distance to highly regarded international
schools ACS Cobham (approx 10 minutes drive),
approx18 minutes to Deutsche Schule London in
Richmond, and other top UK private schools.

Energy Performance
EPC=D A copy of the full Energy Performance
Certificate is available on request.

Viewing
Strictly by appointment with Savills.
Tenancy paperwork fees including drawing up the tenancy agreement, reference charge for one tenant – £282 (inc VAT), £36 (inc VAT) for each additional tenant, occupant, guarantor reference where required. Inventory check out fee – charged at the end of the tenancy. Third party charge, sliding scale, dependent upon property size and whether furnished/unfurnished/part furnished and the company available at the time. For example, a minimum charge being £69 (inc VAT) for a one bedroom flat in the country and maximum of £582 (inc VAT) for a 6 bedroom London house. Deposit – usually equivalent to six weeks rent, though may be greater subject to mutual agreement. Pets – additional deposit required generally equivalent to two weeks rent. For more details visit Savills.co.uk/fees. Please be advised that the local area maybe/is affected by aircraft noise. We advise you make your own enquiries regarding any associated noise within the area. We are aware of local planning applications in the area. We recommend you make your own enquiries through Elmbridge Borough Council http://www.elmbridge.gov.uk/