RAVENDALE

HOMES

LUXURY LIVING

KINGSTON UPON THAMES
KT2 6HD

01

THE RESIDENCE

A NEW STANDARD OF LUXURY LIVING

A considered contemporary residence where refined architecture, exceptional craftsmanship and beautifully curated interiors come together to create an outstanding family home.

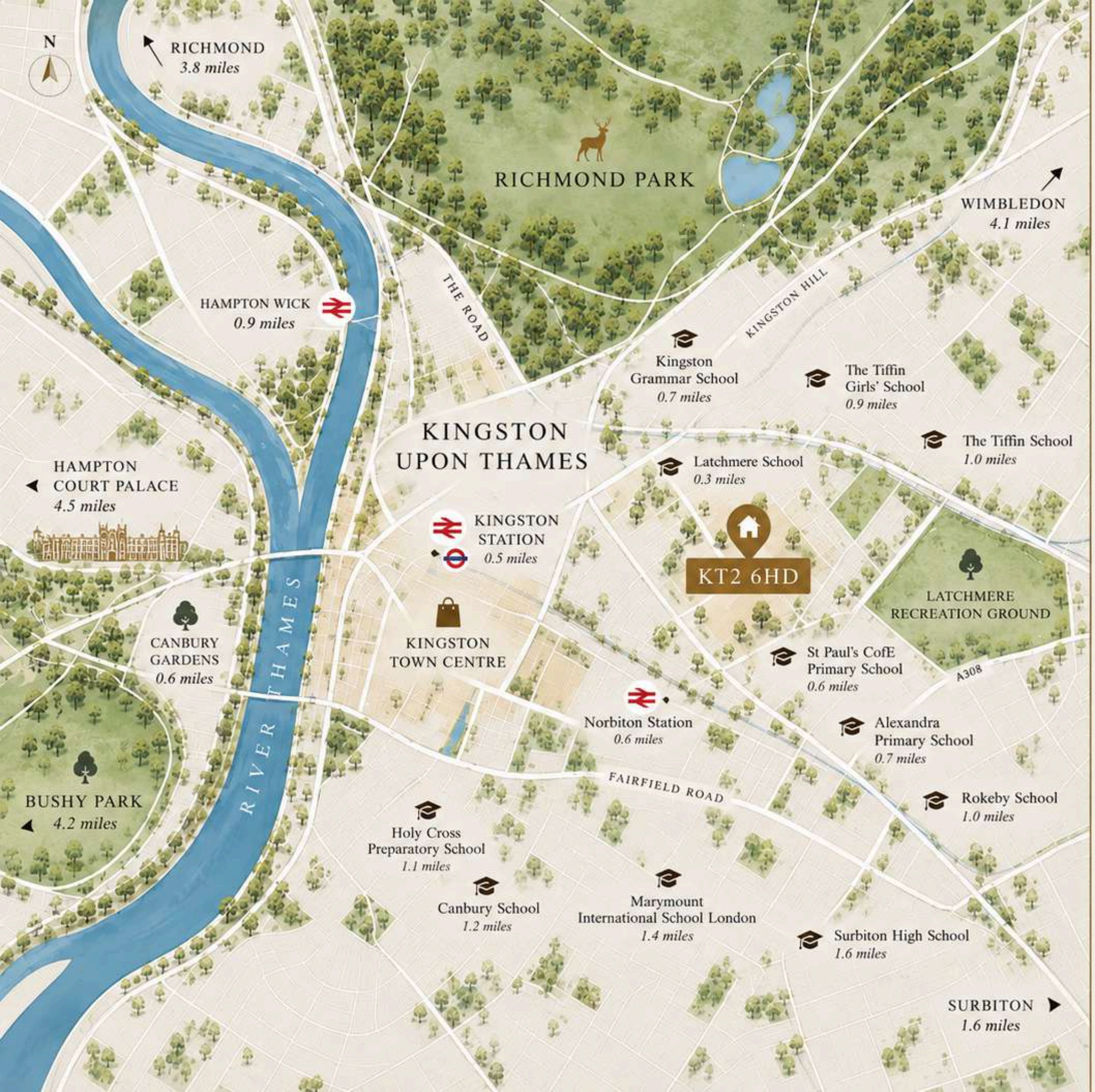
Designed with an emphasis on space, light and materiality, every element has been carefully considered — from the architectural detailing and bespoke finishes to the seamless relationship between the interior and exterior spaces.

Set within one of Kingston upon Thames' most desirable residential settings, the home combines the tranquillity of its leafy surroundings with effortless access to Richmond Park, excellent schools, Kingston town centre and direct connections into Central London.

THOUGHTFULLY DESIGNED.
BEAUTIFULLY CRAFTED.
CREATED FOR MODERN LUXURY LIVING.

KINGSTON UPON THAMES · LONDON · KT2 6HD





LOCATION

GREEN SPACES, EXCELLENT SCHOOLS AND EFFORTLESS CONNECTIONS

TRANSPORT

Kingston Station *Direct services to London Waterloo*	0.5 miles
Norbiton Station *Direct services to London Waterloo*	0.6 miles
Hampton Wick Station *Direct services to London Waterloo*	0.9 miles
Wimbledon *24 mins to London Waterloo*	4.1 miles
Richmond *23 mins to London Waterloo*	3.8 miles

SCHOOLS

Latchmere School	0.3 miles
St Paul's CofE Primary School	0.6 miles
Alexandra Primary School	0.7 miles
Kingston Grammar School	0.7 miles
The Tiffin Girls' School	0.9 miles
The Tiffin School	1.0 miles
Holy Cross Preparatory School	1.1 miles
Canbury School	1.2 miles
Marymount International School London	1.4 miles
Surbiton High School	1.6 miles

PARKS & LEISURE

Canbury Gardens	0.6 miles
Latchmere Recreation Ground	0.7 miles
Richmond Park	2.1 miles
Bushy Park	4.2 miles

KEY DESTINATIONS

Kingston Town Centre	0.5 miles
Hampton Court Palace	4.5 miles
Wimbledon	4.1 miles
Richmond	3.8 miles
Central London	11.2 miles

THE RESIDENCE

KEY FEATURES

A beautifully appointed family home with versatile living spaces, designed for modern life.

MAIN HOUSE

- 4 Bedrooms
  2 with en suite bathrooms
- 4 Bathrooms
  Including 2 en suites
- Reception Room
- Open Plan Kitchen, Living and Dining Area
- Utility Room

GARDEN ROOM / OUTBUILDING

- Gym
- Bathroom
- Utility Room
- Office Space

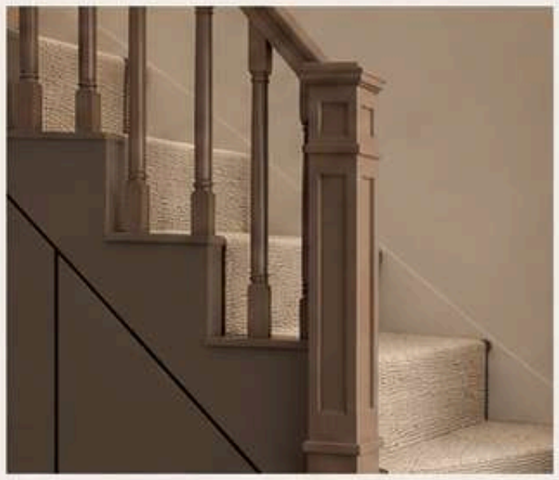


THE RESIDENCE

ENTRANCE

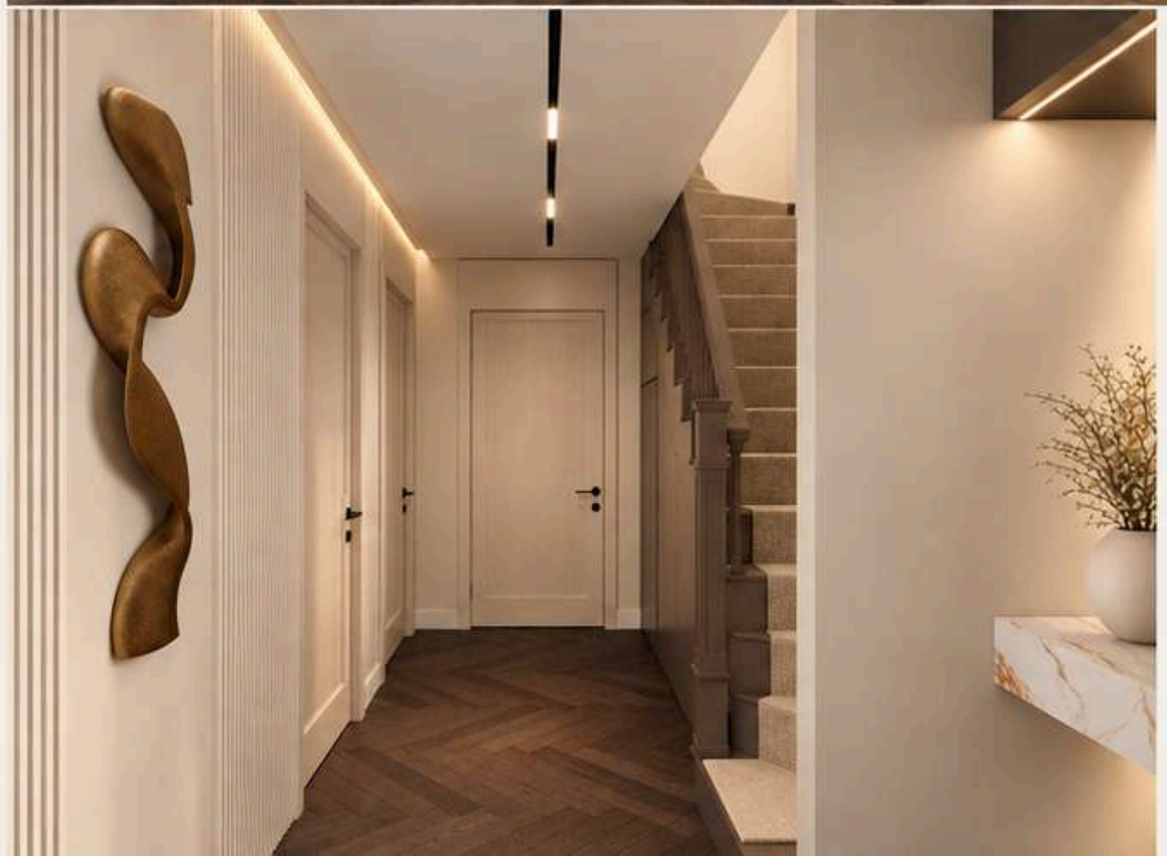
A welcoming entrance that sets the tone for the home, where traditional architectural features have been carefully preserved and paired with a refined, contemporary design.

The original staircase has been retained, celebrating the character of the house, while modern materials, bespoke joinery and subtle lighting create a warm and sophisticated atmosphere.



ORIGINAL STAIRCASE,
MODERN DETAILS





A REFINED WELCOME

- Original staircase retained
- Traditional features with a contemporary design
- Bespoke joinery and premium materials
- Ambient lighting for a warm and elegant atmosphere

LIVING, DINING & KITCHEN

A beautifully designed open plan living, dining and kitchen area that brings together comfort, functionality and contemporary elegance.

Flooded with natural light and seamlessly connected to the garden, this space creates an inviting setting for everyday living and entertaining.

- Elegant living area with feature fireplace
- Dining area with direct garden access
- Contemporary kitchen with premium finishes
- Open plan layout with skylight and abundant natural light









GYM & MULTI-PURPOSE OFFICE

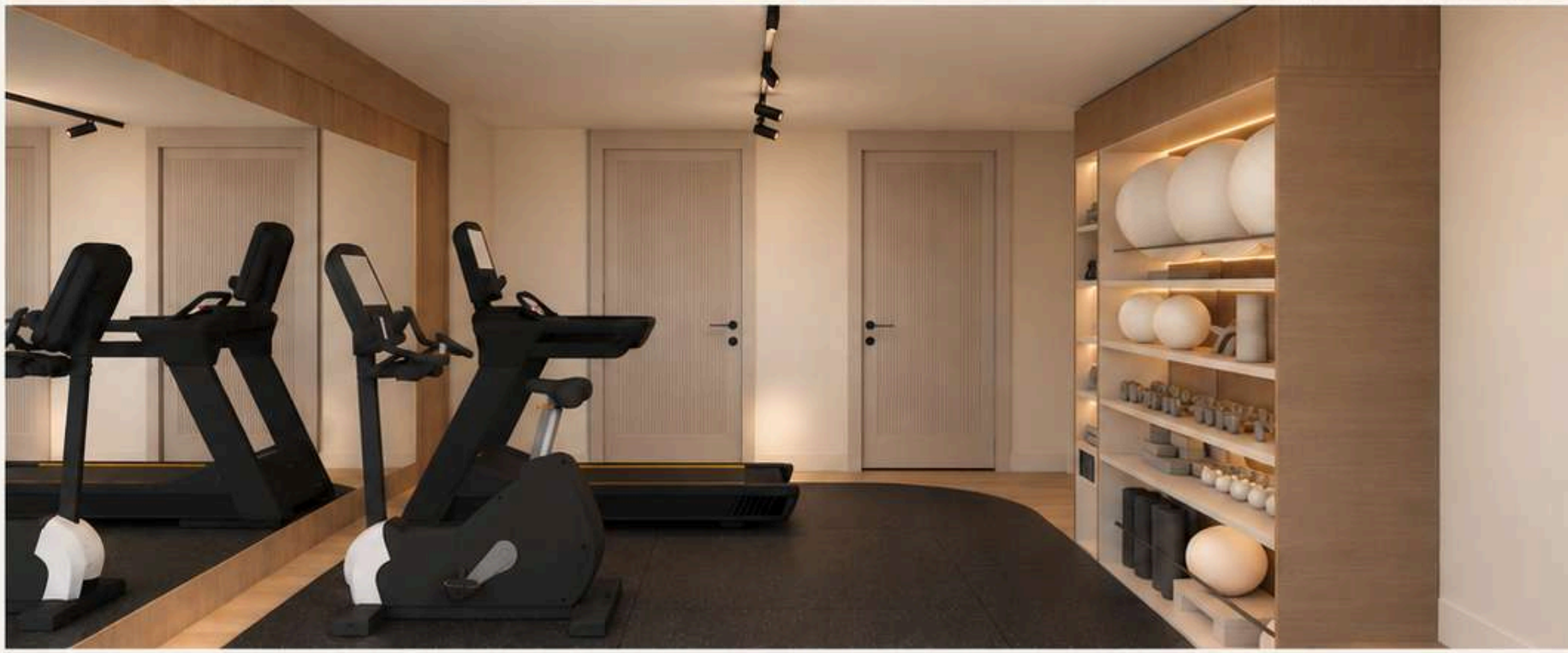
A beautifully designed garden room offering a private and versatile space for both wellness and work.

The dedicated gym area provides a calm and inspiring environment for exercise, complete with a stylish storage wall and high-quality finishes.

The adjoining office is designed as a flexible, multi-purpose space that can be used as a home office or transformed into a cosy cinema room — perfect for work, leisure and entertaining.

- Gym area
- Flexible office / cinema room
- Ideal for work, relaxation or entertaining
- A private retreat in the garden





REFINED & TIMELESS BATHROOMS

Both bathrooms have been designed with a clean and sophisticated aesthetic, combining natural materials, warm lighting and high-quality finishes.

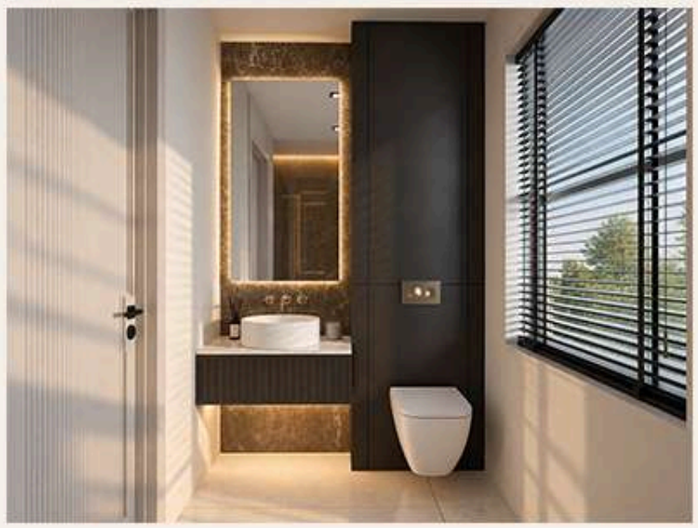
The ground floor bathroom offers a modern and elegant space for everyday use, featuring a bespoke vanity, soft ambient lighting and premium marble details.

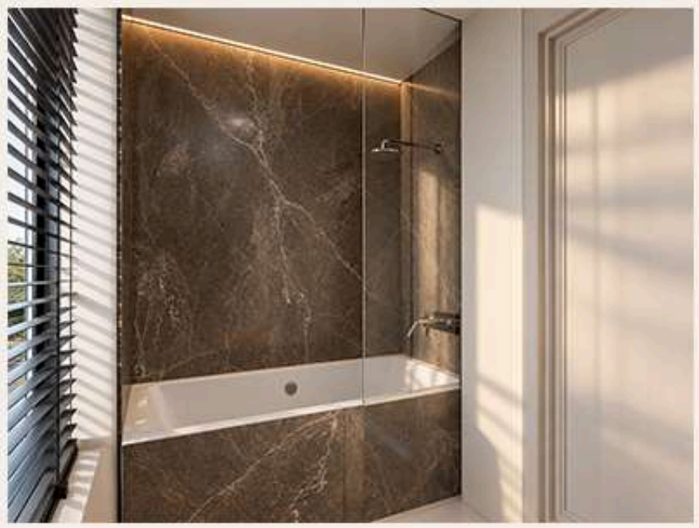
The first floor bathroom includes a luxurious bath with a shower, finished with rich stone surfaces and subtle lighting, creating a calming and spa-like atmosphere.

Ground floor bathroom with elegant, modern finishes

First floor bathroom with bath and shower







MASTER BEDROOM 01

A PRIVATE RETREAT WITH TIMELESS STYLE

The first floor master bedroom offers a calm and sophisticated atmosphere, designed with natural textures, warm lighting and a refined neutral palette.

A bespoke dressing area provides generous storage with a sleek and contemporary design, seamlessly integrated into the space.

The en suite bathroom is finished with rich stone surfaces and premium details, creating a spa-like experience with both a walk-in shower and a refined vanity area.

- Spacious master bedroom
- Bespoke dressing area with ample storage
- En suite with walk-in shower
- Premium finishes and elegant detailing







A TRANQUIL MASTER SUITE

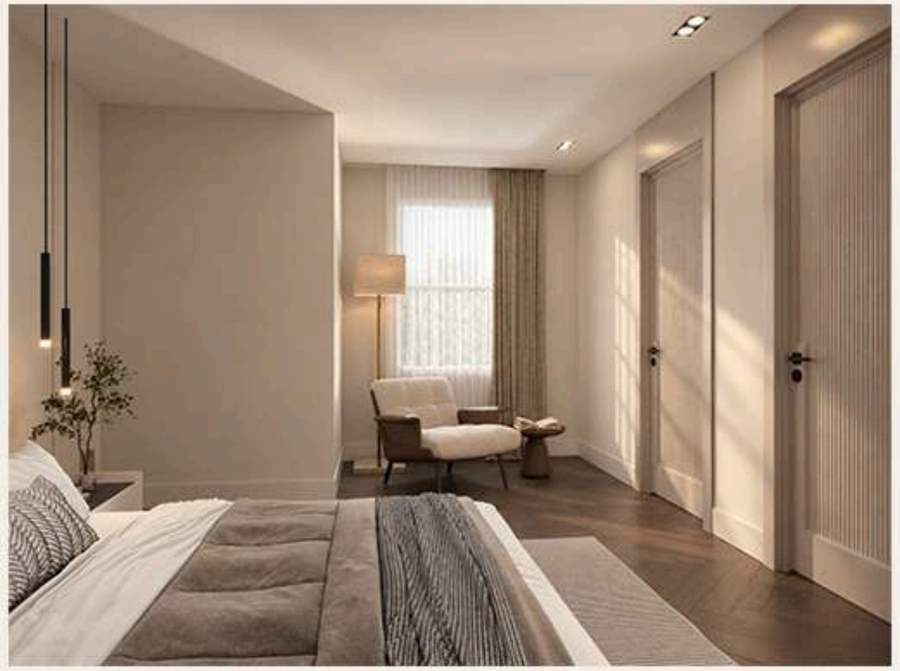
The second master bedroom is a serene and sophisticated space, featuring a warm and minimal aesthetic with natural textures and refined detailing.

A bespoke dressing area provides generous storage, seamlessly integrated into the architecture, creating a clutter-free and elegant environment.

The en suite bathroom is finished with high-quality materials, including rich stone surfaces, a bathtub with a shower and modern, understated detailing.

- Spacious master bedroom
- Bespoke dressing area with ample storage
- En suite with walk-in shower
- Premium finishes and elegant detailing









BEDROOM 01

CALM & REFINED BEDROOM

A spacious and serene bedroom on the first floor, designed with a soft neutral palette, natural textures and sophisticated details to create a restful atmosphere.





BEDROOM 02

A WELCOMING AND ELEGANT BEDROOM

The second bedroom offers a comfortable and elegant space, featuring warm finishes, custom storage and thoughtful lighting, ideal for family or guests.





GROUND FLOOR

THOUGHTFUL SPACES FOR MODERN LIVING

The ground floor offers a versatile and well-considered layout, combining everyday functionality with inviting living spaces. From a private gym and home office to a spacious open-plan kitchen, dining and living area, each space is designed to enhance modern living and provide comfort, convenience and flexibility for family life or hosting guests.



GROUND FLOOR AREAS

Gym	16.4 m²	176.5 ft²
Bathroom (Gym)	3.6 m²	38.8 ft²
Utility (Gym)	1.4 m²	15.1 ft²
Office	14.7 m²	158.2 ft²
Utility	5.2 m²	55.9 ft²
Living Room & Kitchen & Dining Area	47.9 m²	515.4 ft²
Bathroom	3.2 m²	34.4 ft²
Reception Room	14.0 m²	150.7 ft²
Hallway	11.4 m²	122.7 ft²

FIRST FLOOR

A PRIVATE RETREAT FOR REST AND REJUVENATION

The first floor is thoughtfully designed to provide a peaceful and comfortable retreat. Featuring a spacious master bedroom with en suite, two additional bedrooms, and a modern family bathroom, it offers the perfect balance of privacy and functionality for relaxed, contemporary living.



FIRST FLOOR AREAS

Master Bedroom 1	22.9 m²	246.5 ft²	Hallway	4.8 m²	51.7 ft²
En Suite	3.8 m²	40.9 ft²	Bathroom	4.8 m²	51.7 ft²
Bedroom 1	10.1 m²	108.7 ft²	Bedroom 2	12.3 m²	132.4 ft²

SECOND FLOOR

AN EXCLUSIVE SUITE FOR PRIVACY AND COMFORT

The second master bedroom offers a private sanctuary, complete with a generous sleeping area and a stylish en esuite. Thoughtfully designed to provide comfort and tranquility, this space is ideal for guests or family members seeking their own retreat.



SECOND FLOOR AREAS

Master Bedroom 2	23.4 m²	251.9 ft²
En Suite	4.0 m²	43.1 ft²
Hallway	4.9 m²	52.7 ft²