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# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Monday 17<sup>th</sup> April 2023**



**THISTLEDENE, THAMES DITTON, KT7**

## **James Neave**

38 High Street Walton on Thames Surrey KT12 1DE

01932 221 331

[lily@jamesneave.co.uk](mailto:lily@jamesneave.co.uk)

[www.jamesneave.co.uk](http://www.jamesneave.co.uk)





## Property

<b>Type:</b>	Detached	<b>Last Sold £/ft<sup>2</sup>:</b>	£221
<b>Bedrooms:</b>	7	<b>Tenure:</b>	Freehold
<b>Floor Area:</b>	5,188 ft <sup>2</sup> / 482 m <sup>2</sup>		
<b>Plot Area:</b>	0.17 acres		
<b>Year Built :</b>	2020		
<b>Council Tax :</b>	Band H		
<b>Annual Estimate:</b>	£4,318		
<b>Title Number:</b>	SY232514		
<b>UPRN:</b>	10095341599		

## Local Area

<b>Local Authority:</b>	Elmbridge
<b>Flood Risk:</b>	Very Low
<b>Conservation Area:</b>	No

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

**1000**  
mb/s



### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



# Planning History

## This Address

Planning records for: *56, Thistledene, Thames Ditton, KT7 0YJ*

<b>Reference - 2021/4314</b>
<b>Decision:</b> Final Decision
<b>Date:</b> 05th January 2022
<b>Description:</b> Confirmation of Compliance with Condition 11 (Electric Vehicle Charging Provision) of planning permission 2019/0915.
<b>Reference - 2021/2677</b>
<b>Decision:</b> Final Decision
<b>Date:</b> 06th August 2021
<b>Description:</b> Confirmation of Compliance with Conditions 14 (Boundary Treatments) and 15 (Bin Stores) of planning permission 2019/0915.
<b>Reference - 2020/1834</b>
<b>Decision:</b> Final Decision
<b>Date:</b> 12th August 2020
<b>Description:</b> Confirmation of Compliance with Condition 3 (Materials Samples) of planning permission 2019/0915..
<b>Reference - 2020/1226</b>
<b>Decision:</b> Final Decision
<b>Date:</b> 04th June 2020
<b>Description:</b> Confirmation of Compliance with Condition 3 (Materials Samples) of planning permission 2019/0915.

# Planning History

## This Address

Planning records for: *56, Thistledene, Thames Ditton, KT7 0YJ*

<b>Reference - 2019/3557</b>
<b>Decision:</b> Final Decision
<b>Date:</b> 09th January 2020
<b>Description:</b> Confirmation of Compliance with Condition 12 (Construction Transport Management Plan) of planning permission 2019/0915.
<b>Reference - 2019/0915</b>
<b>Decision:</b> Final Decision
<b>Date:</b> 09th May 2019
<b>Description:</b> Detached two-storey house with integral garage and rooms in the roof space, terrace of 3 two-storey houses with rooms in the roof space, front gates, piers and railings to a height of 1.45m, bike stores and associated parking and landscaping following the demolition of existing house.
<b>Reference - 2010/0252</b>
<b>Decision:</b> Final Decision
<b>Date:</b> 02nd January 2010
<b>Description:</b> Part two/part single storey side/rear extension
<b>Reference - 2009/2134</b>
<b>Decision:</b> Final Decision
<b>Date:</b> -
<b>Description:</b> Part two/part single storey side/rear extension and internal alterations to create a self-contained bedsit.

# Property EPC - Certificate

Thistledene, KT7

Energy rating

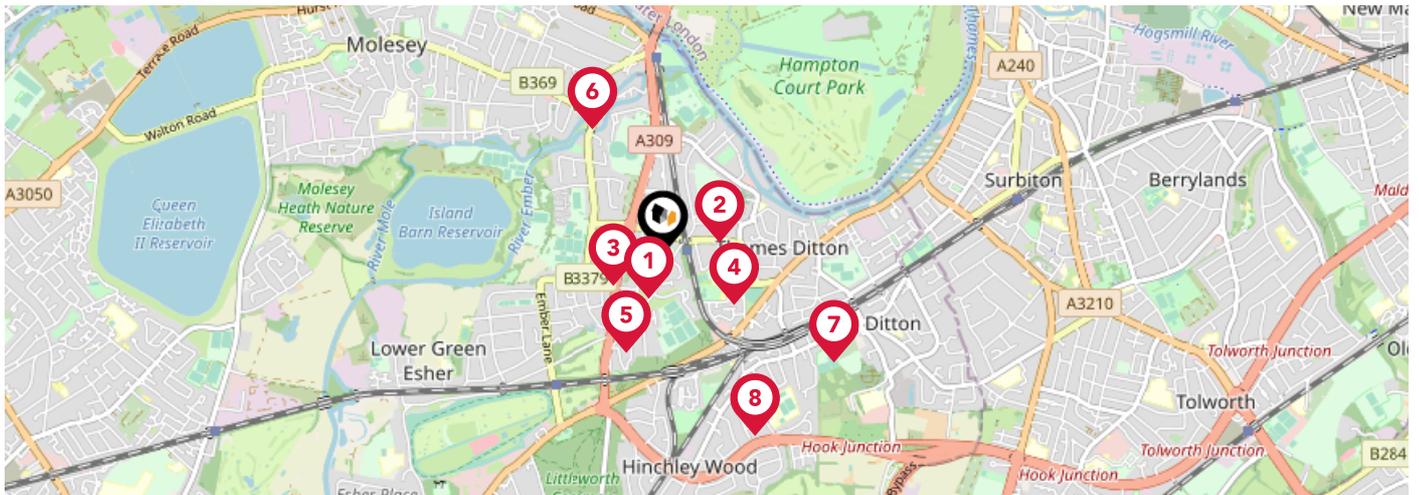
# B

Valid until 18.01.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B	89   B	92   A
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	New dwelling
<b>Energy Tariff:</b>	Standard tariff
<b>Main Fuel:</b>	Gas: mains gas
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Average thermal transmittance 0.18 W/m-Â°K
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	Average thermal transmittance 0.16 W/m-Â°K
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Time and temperature zone control
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Average thermal transmittance 0.10 W/m-Â°K
<b>Total Floor Area:</b>	482 m <sup>2</sup>



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Esher Sixth Form College</b> Ofsted Rating: Outstanding   Pupils:0   Distance:0.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Thames Ditton Infant School</b> Ofsted Rating: Good   Pupils: 268   Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>St Paul's Catholic Primary School, Thames Ditton</b> Ofsted Rating: Good   Pupils: 362   Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Thames Ditton Junior School</b> Ofsted Rating: Good   Pupils: 400   Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Weston Green Preparatory School</b> Ofsted Rating: Not Rated   Pupils: 176   Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>The Orchard Infant School</b> Ofsted Rating: Good   Pupils: 272   Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Long Ditton St Mary's CofE (Aided) Junior School</b> Ofsted Rating: Good   Pupils: 224   Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Hinchley Wood Primary School</b> Ofsted Rating: Good   Pupils: 626   Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
 <b>Hinchley Wood School</b> Ofsted Rating: Outstanding   Pupils: 1387   Distance:0.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>St Alban's Catholic Primary School</b> Ofsted Rating: Outstanding   Pupils: 356   Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>St Lawrence CofE Aided Junior School, East Molesey</b> Ofsted Rating: Good   Pupils: 286   Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Long Ditton Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 202   Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Hampton Court House</b> Ofsted Rating: Not Rated   Pupils: 236   Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Cranmere Primary School</b> Ofsted Rating: Good   Pupils: 473   Distance:1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Kisimul School</b> Ofsted Rating: Good   Pupils: 62   Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Chandlers Field Primary School</b> Ofsted Rating: Good   Pupils: 379   Distance:1.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



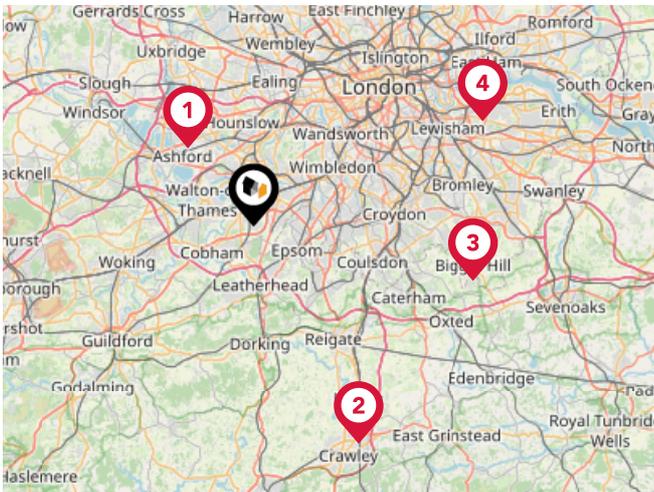
## National Rail Stations

Pin	Name	Distance
1	Thames Ditton Rail Station	0.16 miles
2	Hampton Court Rail Station	0.81 miles
3	Esher Rail Station	0.91 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J1	3.88 miles
2	M25 J9	6.15 miles
3	M4 J2	7.23 miles
4	M4 J1	7.39 miles
5	M4 J3	7.46 miles

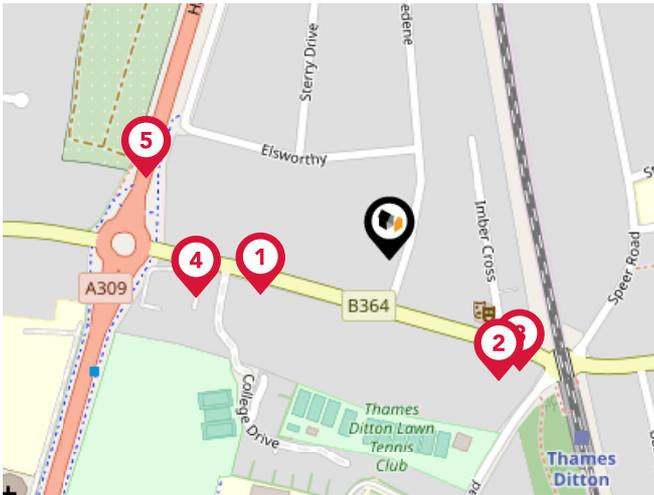


## Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport	7.51 miles
2	London Gatwick Airport	17.95 miles
3	Biggin Hill Airport	16.69 miles
4	London City Airport	18.6 miles

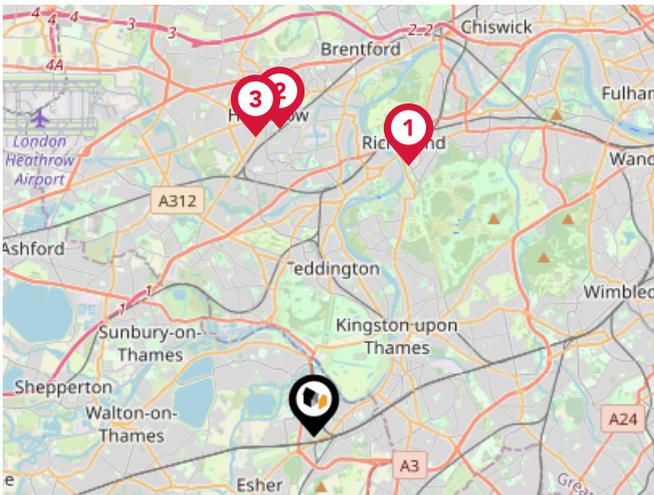
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	College Drive	0.08 miles
2	Thames Ditton Railway Station	0.09 miles
3	Thames Ditton Railway Station	0.1 miles
4	College Drive	0.11 miles
5	Embercourt Road	0.15 miles



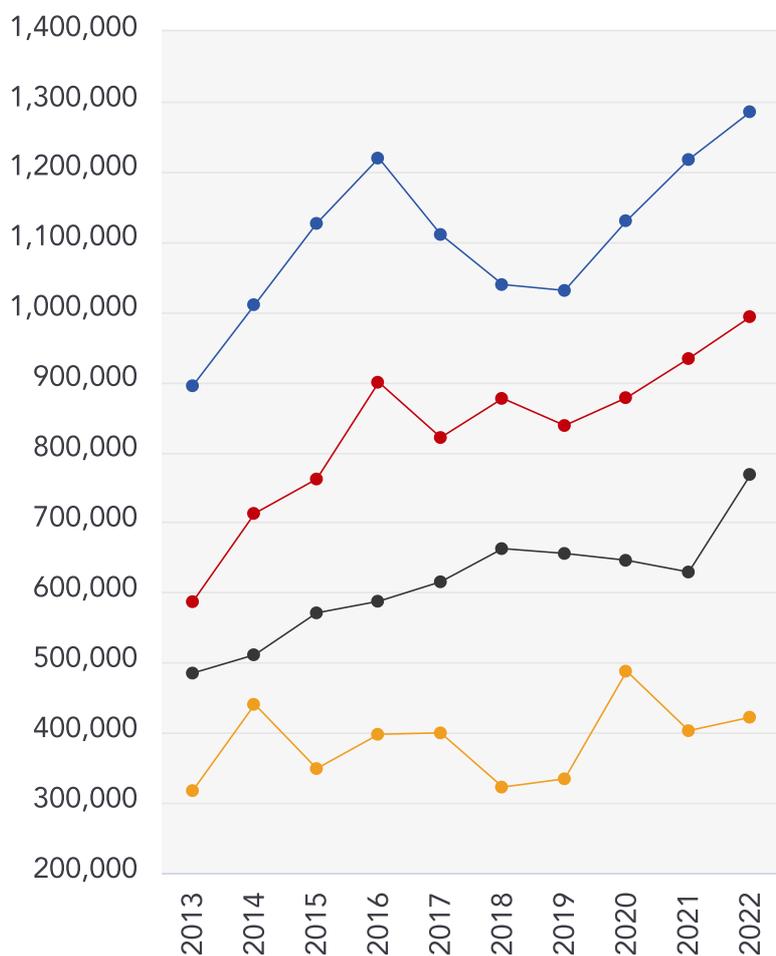
### Local Connections

Pin	Name	Distance
1	Richmond Underground Station	5.3 miles
2	Hounslow East Underground Station	5.74 miles
3	Hounslow Central Underground Station	5.67 miles

# Market

## House Price Statistics

### 10 Year History of Average House Prices by Property Type in KT7



Detached

**+43.68%**

Semi-Detached

**+69.27%**

Terraced

**+58.42%**

Flat

**+32.99%**



### James Neave

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James Neave the Estate Agents are independently-owned property specialists based on Walton on Thames High Street. We don't believe that all Estate Agents are the same. We firmly believe that the decision of which Estate Agent you instruct to sell or let your home will have an impact on the outcome. We focus on doing all we can to bring our customers complete satisfaction. Our desire to bend over backwards when necessary has won us many friends, and we are proud to say a significant proportion of our work is repeat business and referral. Establishing long-lasting relationships is key to our ongoing success.

### Testimonial 1



"James Neave was the answer to our long, two year search for a buyer. We previously listed with multiple agencies in the past albeit, to no avail. The frustration was quickly remedied once we listed with James Neave who showed honesty and determination, and within one month of listing, a buyer was found. Thank you James Neaves for going above and beyond limits"

### Testimonial 2



"Words cannot express our sincerest thanks to you. You've made our move a reality and for that we will be forever indebted to you and your team."

### Testimonial 3



"We were really impressed by all the help and advice provided by Andy and the team at James Neave . All through the process we knew if we had any issues, someone was always on hand to help . James Neave have a real understanding and focus on helping families through the difficult period of a move. Their service is first class and they truly know each client / property inside out"



# James Neave

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**JAMES NEAVE**  
THE ESTATE AGENTS

#### James Neave

38 High Street Walton on Thames Surrey  
KT12 1DE  
01932 221 331  
lily@jamesneave.co.uk  
www.jamesneave.co.uk

