

1 Monmouth Avenue
Kingston upon Thames | Surrey | KT1 4HR

FINE & COUNTRY

1 MONMOUTH AVENUE

An architect-designed four-bedroom chalet home with magnificent open-plan living, a vaulted principal bedroom opening onto a private balcony, versatile ground-floor accommodation and a generous garden with a beautiful woodland backdrop.



Accommodation summary

Beyond the sheltered entrance porch, a partially glazed front door opens into a welcoming hallway, where clean architectural lines, warm timber-effect flooring and a beautifully understated palette introduce the contemporary character of the home. Low-level fitted cabinetry provides discreet storage, while the staircase, with its sleek black balustrade and subtle recessed lighting, adds a distinctive design element.

Positioned at the front of the house, a generous double bedroom enjoys an attractive bay window fitted with plantation shutters, providing privacy while allowing natural light to filter into the room. The adjoining, beautifully appointed bathroom is finished with elegant marble-effect tiling and contrasting dark cabinetry, incorporating a full-sized bath, separate shower facilities and polished chrome fittings. This thoughtfully arranged ground-floor accommodation offers considerable flexibility, equally suited to guests, extended family or those wishing to enjoy bedroom accommodation without the need to venture upstairs.

Further along the hallway, a separate reception room provides a peaceful retreat from the main living accommodation. Currently arranged as a home office and occasional sitting room, its attractive bay window, complete with plantation shutters, creates a bright and comfortable setting. The versatility of this space lends itself equally well to a private study, reading room or more intimate family lounge. A separate cloakroom is conveniently positioned off the hallway.

At the heart of the home, a striking pair of black-framed Crittall-style glazed doors introduces the magnificent open-plan kitchen, dining and living space. Extending across much of the rear of the property, this expansive room is the architectural centrepiece of the house, bringing together contemporary design, natural materials and a wonderful connection to the garden.

The proportions have been carefully considered to create distinct areas for cooking, dining and relaxation without interrupting the openness of the room. Two substantial rooflights draw daylight deep into the interior, while exposed natural timber columns provide an attractive architectural contrast to the crisp white walls and contemporary finishes. Across the rear elevation, an impressive expanse of sliding glass doors frames views of the garden, allowing the landscape to become an integral part of the living space.

The kitchen has been designed with both entertaining and everyday practicality in mind. Sleek, handleless cabinetry in complementary finishes is arranged around an L-shaped working area, with a substantial central island providing a natural gathering point. Beautifully understated stone worktops extend across the preparation surfaces, complemented by an excellent range of integrated appliances, including Miele ovens, a hob, fridge, dishwasher and wine cooler. The island offers additional storage and generous preparation space, together with room for informal seating, perfectly positioned to enjoy views towards the garden.

Beyond the kitchen, the dining area comfortably accommodates a substantial table, creating an inviting setting for everything from relaxed family meals to larger gatherings with friends. Its position alongside the glazed garden elevation adds a lovely sense of openness, with natural light enhancing the understated interior.

The adjoining lounge is equally impressive, offering generous space for comfortable seating and family relaxation. Although entirely connected to the kitchen and dining areas, its thoughtful positioning creates a more intimate setting, allowing different activities to unfold naturally within the same beautifully proportioned room.

During warmer months, the sliding doors open to bring the outside in, creating a seamless relationship between the interior and garden, particularly appealing for entertaining and enjoying long summer evenings.

A separate utility and laundry room, accessed from the kitchen, provides valuable additional storage and practical working space, together with direct access to the rear garden.

Underfloor heating extends throughout the ground floor, complementing the home's clean, contemporary interiors and enhancing the comfort of the living accommodation.

What makes this space particularly successful is the balance between its impressive scale and its everyday liveability. Beautifully connected yet subtly defined, the kitchen, dining and living areas create an exceptional environment for modern family life, where thoughtful architecture and a relaxed sense of luxury come together effortlessly.




















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The staircase rises to the first floor, where the architectural vision behind the home's transformation becomes particularly apparent. Subtle recessed wall lighting illuminates the stairs, while a striking triangular window draws natural light into the stairwell and frames an elevated outlook across the neighbouring rooftops. Beyond, the landing connects three individually designed bedrooms and a contemporary family shower room, with vaulted ceilings and carefully incorporated eaves storage making excellent use of the roof space.

The principal bedroom is undoubtedly the centrepiece of this floor, a beautifully proportioned retreat where the architecture takes on an entirely different character. A dramatic vaulted ceiling rises to an exposed timber ridge beam, while a large roof window brings additional daylight into the room. The sense of space is enhanced by an extraordinary, glazed gable, extending into the apex of the roof and incorporating full-height glazed doors that open directly onto a private balcony.

This wonderful architectural feature is central to the home's riverside-inspired design, creating an intimate connection between the bedroom and the garden below. Sheltered beneath the overhanging roof, the balcony features natural timber decking and a contemporary glass balustrade, allowing uninterrupted views across the garden and mature trees beyond. With space for comfortable seating, it provides a peaceful setting for morning coffee or simply enjoying the changing seasons from a more elevated perspective.

Within the bedroom, the sloping rooflines create an inviting sense of enclosure without compromising its generous proportions, while discreet storage within the eaves ensures practicality remains an integral part of the design.

The adjoining en suite shower room is finished in elegant marble-effect tiling, complemented by a contemporary glazed shower enclosure, washbasin with fitted vanity storage and WC. Roof windows introduce natural light from above, enhancing the clean lines and understated finishes.

Two further bedrooms continue the architectural character of the upper floor, each making imaginative use of the roofline.

The second bedroom is a particularly charming space, with a vaulted ceiling, roof window and distinctive circular porthole-style window adding an individual architectural touch. Its generous proportions comfortably accommodate a double bed and additional furniture, while fitted storage and access to the eaves provide useful space without intruding upon the main room.

The third bedroom, currently arranged as a dressing room, offers excellent flexibility. Its position and proportions make it equally suited to a bedroom, private study or dedicated dressing space, with extensive fitted wardrobes and additional eaves storage providing a practical solution for everyday living.

Completing the accommodation is a beautifully finished family shower room, where marble-effect wall tiling, a contemporary curved glass shower enclosure, floating vanity unit and WC are complemented by a chrome heated towel rail. A window provides natural light, while recessed storage adds a thoughtful finishing detail.

Together, the first-floor accommodation reflects the care and imagination invested in the home's redesign. The interplay of vaulted rooflines, distinctive windows and contemporary detailing creates a series of inviting private spaces, crowned by a principal bedroom and balcony that capture the individuality of this remarkable home.



















The attractive frontage of Monmouth Avenue offers a charming introduction to the home, combining traditional red brickwork with decorative gables, timber detailing and distinctive chalet-style architecture. Set back from the road behind a low brick boundary wall, a gravelled driveway provides off-road parking for two vehicles, with one space positioned in front of the garage and another adjoining the house. An established magnolia tree and mature planting soften the approach, while the detached garage provides valuable additional storage.

A pedestrian gate between the house and garage opens onto a pathway running alongside the property, offering convenient access to the rear garden. The garage also benefits from rear access, with a useful additional storage shed to the side. Continuing along the pathway, a separate entrance leads directly into the utility and laundry room, providing a practical connection between the house and outside space.

To the rear, the architectural transformation of the property is revealed in full. The striking glazed gable sheltered first-floor balcony and expansive ground-floor sliding doors create an impressive contemporary elevation, with the natural timber detailing adding warmth and character. This thoughtful design establishes a wonderful relationship between the house and its surroundings, with views extending across the garden towards the mature woodland beyond.

Immediately adjoining the house, a generous, raised terrace provides an inviting setting for outdoor dining and entertaining. Finished in large-format paving, the terrace offers ample space for comfortable seating and enjoys a direct connection to the open-plan living accommodation. Both steps and a gently sloping ramp lead down to the garden, creating convenient access between the different levels.

Extending approximately 65 feet from the rear of the house, the garden offers a generous expanse of lawn framed by established shrubs, ornamental trees and mature boundary planting. Its leafy surroundings create an appealing sense of privacy and enclosure, while the woodland backdrop provides a particularly attractive outlook throughout the seasons. Towards the far end of the garden, a second seating area offers a more secluded place to relax, with a timber pergola providing an attractive focal point. A variety of established planting and raised borders bring texture and interest to the setting, while a useful brick-built garden store provides additional space for equipment and garden essentials.

The combination of generous outdoor space, mature landscaping and thoughtfully positioned seating areas creates a garden that can be enjoyed in many different ways, from family activities and summer gatherings to quieter moments overlooking the greenery.

Together, the gardens and architectural design reflect the individuality of the home, providing a beautifully balanced setting for contemporary family living, with the added pleasure of a peaceful, woodland-framed outlook.





Location

A Life Between the Village and the River

Perfectly positioned between the timeless charm of Teddington and the vibrant heart of Kingston upon Thames, Monmouth Avenue enjoys one of southwest London's most appealing lifestyles. Here, the character of an established residential neighbourhood combines with the convenience of independent shops, bustling riverside restaurants, excellent schools and some of London's most beautiful green spaces, all within easy reach of the front door.

Teddington | Village Charm

Teddington offers a wonderfully relaxed pace of life, with its traditional High Street and Broad Street home to an appealing collection of independent boutiques, delicatessens, artisan bakeries, cafés and restaurants. Historic shopfronts, leafy residential streets and a welcoming community atmosphere give the area a distinct village character, where weekend mornings might begin with coffee at a favourite café before browsing the local shops or taking a leisurely walk towards the river.

Its combination of independent businesses, neighbourhood restaurants and everyday amenities makes Teddington a particularly attractive destination for families and professionals seeking a gentler rhythm of life without sacrificing the conveniences of London.

Kingston upon Thames | Riverside Living

In the opposite direction, Kingston upon Thames offers an entirely different energy, with its thriving town centre, historic market square and impressive choice of shopping, dining and entertainment within comfortable walking distance.

From the independent businesses and food traders of the Ancient Market Place to the department stores, familiar brands and contemporary retailers of the town centre, Kingston provides an exceptional range of amenities. The Bentall Centre and John Lewis are complemented by characterful streets filled with cafés, restaurants and specialist shops.

The riverside is one of Kingston's greatest attractions. Here, a delightful collection of restaurants and terraces overlooks the Thames, creating an inviting setting for long lunches, relaxed evenings and watching life unfold on the water. The celebrated Rose Theatre brings an added cultural dimension, with a varied programme of productions and performances throughout the year.

The River Thames | A Life Outdoors

The Thames is an integral part of the local lifestyle, offering beautiful walking and cycling opportunities through some of southwest London's most picturesque scenery.

From Kingston Bridge, the Thames Path follows the river past Canbury Gardens, where mature trees, open lawns and riverside seating create an attractive setting for a morning stroll or afternoon picnic. Continuing towards Teddington Lock, the surroundings become increasingly peaceful, with the river winding past established greenery and quiet stretches of towpath.

In the other direction, the riverside walk leads towards Hampton Court, following the edge of historic parkland with lovely views across the water. The wider river network provides opportunities to explore towards Ham, Richmond and beyond, with historic houses, traditional riverside pubs and beautiful stretches of countryside-like scenery to discover along the way.

Royal Parks | Nature on the Doorstep

Few locations offer such convenient access to an extraordinary collection of open spaces.

Nearby Bushy Park, one of London's magnificent Royal Parks, extends across more than a thousand acres of open grassland, ancient trees, woodland gardens and waterways. Home to free-roaming deer, its famous Chestnut Avenue and Diana Fountain, the park provides an exceptional setting for walking, running, cycling and family adventures.

Richmond Park offers an equally impressive escape, with approximately 2,500 acres of protected landscape, sweeping views, ancient woodland and roaming deer. Its celebrated Isabella Plantation is particularly beautiful in spring, when flowering azaleas and rhododendrons transform the woodland gardens into a remarkable display of colour.

Closer to the Thames, Hampton Court Park offers peaceful walks through historic royal grounds, while the magnificent Hampton Court Palace provides a fascinating destination for exploring centuries of history, formal gardens and royal architecture.

Family Life, Education & Leisure

The area is particularly well suited to family life, with a wide selection of primary, secondary, grammar and independent schools within the surrounding Kingston, Teddington and Hampton communities. Hampton Wick Infant and Nursery School and St John the Baptist Junior School are especially close, while Teddington School, The Kingston Academy and the highly sought-after Tiffin schools add to the range of secondary education options.

Leisure opportunities are equally varied, from tennis, swimming and organised sport to rowing, boating and riverside cycling. Teddington's leisure facilities, nearby sports clubs and the exceptional open spaces of the Royal Parks provide plenty of opportunities to enjoy an active lifestyle.

London & Beyond

Despite its wonderfully relaxed setting, Monmouth Avenue remains exceptionally well connected.

Hampton Wick railway station is a short walk away, providing direct South Western Railway services to London Waterloo, with journeys taking from approximately 32 minutes. Kingston and Teddington stations offer further rail options, while a comprehensive local bus network connects the surrounding neighbourhoods and provides convenient routes towards Richmond, Twickenham and Heathrow.

For those travelling by car, the local road network provides access towards central London, the A3 and M25, while Heathrow Airport is conveniently accessible for international travel.

It is this balance that makes the location so compelling: the charm of Teddington, the vitality of Kingston, the beauty of the Thames and Royal Parks, and the convenience of London all coming together in one exceptionally appealing place to call home.

Schools & Education

The area offers an excellent choice of educational establishments, from well-regarded local primary schools to selective grammar schools and independent education. Several are situated within a mile of the property, making this an especially appealing location for families.

State Primary Schools

Hampton Wick Infant & Nursery School	01 Miles
St John the Baptist CE Junior School	0.1 miles
Sacred Heart Catholic Primary School	0.5 miles
Fern Hill Primary School	0.6 miles
St Luke's CE Primary School	0.7 miles
Collis Primary School	0.7 miles
Latchmere School	0.8 miles
St Agatha's Catholic Primary School	0.9 miles

State Secondary & Grammar Schools

Teddington School	0.4 miles
The Kingston Academy	0.4 miles
The Tiffin Girls' School	0.7 miles
Tiffin School	0.8 miles

Independent Schools

Kingston Grammar School	0.8 miles
Surbiton High School	1.5–2 miles
Hampton Court House	2–3 miles
Marymount International School	2–3 miles
Rokeby School	2–3 miles
Newland House School	3–4 miles
Hampton School	3–4 miles
Lady Eleanor Holles School	3–4 miles

Distances are approximate and measured in a straight line (as the crow flies) from the property's postcode, KT1 4HP, to each school. They do not represent walking or driving distances. School admissions, catchment areas and eligibility criteria should be confirmed directly with the relevant school or local education authority.

Note: There is also a current council consultation concerning the proposed merger of Hampton Wick Infant & Nursery School and St John the Baptist CE Junior School from September 2027. That proposal has not been presented as a confirmed change.

Transport & Connections

Hampton Wick Station — Approx. 0.2 miles
Around 5 minutes on foot from the property, with direct trains to London Waterloo.
Fastest published journeys approximately 32 minutes, with many services taking 33–46 minutes depending on the route.

Kingston Station — Approx. 0.6 miles
Additional South Western Railway services to Waterloo via Wimbledon and Clapham Junction, with journeys commonly taking around 28–35 minutes.

Local bus connections

Routes 281 and 285 serve Hampton Wick Station and Lower Teddington Road, linking Kingston and Teddington. Route 281 continues towards Twickenham and Hounslow, while route 285 provides a connection towards Heathrow. Routes 111, 216, 411 and 481 offer additional connections nearby.

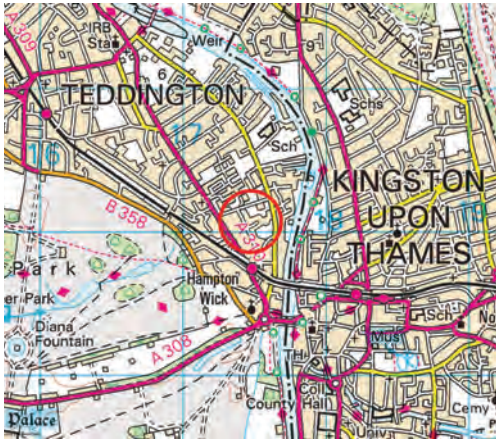
Road access

Connections through Kingston and the surrounding main roads provide access towards the A3, central London, the M25 and the wider motorway network. Heathrow is accessible by road and public transport, with journey times dependent on traffic.









Services, Utilities & Property Information:

Local Authority: Richmond Upon Thames

Tenure: Freehold | EPC: C | Council Tax Band: E

Construction Type: Brick with a tiled roof

Utilities: Water Supply: Mains -Thames Water, Sewerage: Mains - Thames Water, Heating: Gas Electricity Supply: Mains

Mobile Phone Coverage: 4 and 5G is available in the area we advise you to check with your provider.

Broadband Availability: FTTC Ultrafast broadband is available in the area, we advise that you check with your provider.

Garage Parking Spaces: One

Off Road Parking Spaces: Two / resident on road parking is available £69.00 PA

The property is subject to historic restrictive covenants dating from 1886, the terms of which are not available from the Land Registry title. A 1938 Transfer also contains provisions relating to drainage rights and rights to light and air. The Agent is not aware of any practical issues arising from these provisions. Prospective purchasers should refer to the title documentation and seek advice from their solicitor.

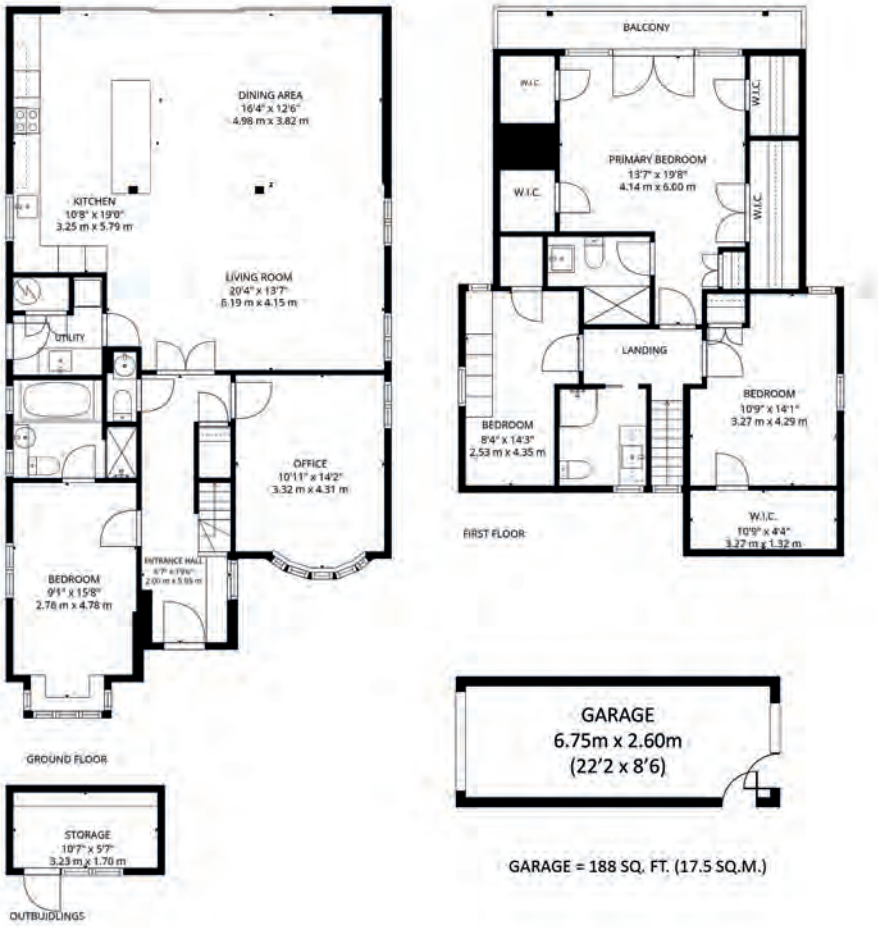
Directions:
Please use the following link to locate the property:
SatNav https://what3words.com/ Postcode: KT1 4HR - What Three Words: ///windy.result.dizzy

Viewing Arrangements
Strictly via the vendors sole agents Fine & Country Weybridge, Walton-on-Thames and Chertsey on Tel Number: +44 (0)1932 300 435

Website
For more information visit Fine & Country Weybridge, Walton-on-Thames and Chertsey
https://www.fineandcountry.co.uk/weybridge-walton-on-thames-and-chertsey-estate-agents

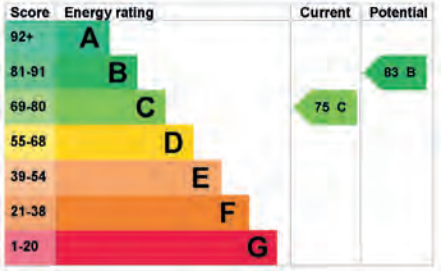
Opening Hours:
Monday to Friday - 9.00 am - 5.30 pm
Saturday - 9.00 am - 4.30 pm
Sunday - By appointment only

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TOTAL: 2026 sq. ft, 189 m2

OUTBUIDLINGS: 0 sq. ft, 0 m2, GROUND FLOOR: 1212 sq. ft, 113 m2, FIRST FLOOR : 814 sq. ft, 76 m2
EXCLUDED AREAS: STORAGE: 59 sq. ft, 5 m2, " ": 10 sq. ft, 1 m2, BALCONY: 62 sq. ft, 6 m2,
WALLS: 159 sq. ft, 15 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.UK

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2026 Fine & Country Ltd. Printed 09.11.2026

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



ROBERT CABLE

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With 25 years' experience across property and marketing, I combine creative thinking with a specialist understanding of listed buildings and a passion for distinctive homes. My approach begins with discovering what makes your property extraordinary: its architecture, its history and the lifestyle it offers.

I translate that understanding into a bespoke marketing campaign, combining compelling storytelling, striking imagery and targeted exposure to connect with buyers locally, nationally and internationally. For buyers, I bring the same energy and personal commitment, helping you discover a home that reflects your lifestyle and ambitions, with honest advice and attentive support from first viewing to completion.

At the heart of my service is a trusted, one-to-one relationship. From our first conversation through to negotiation, sales progression and completion, I remain personally involved, providing clear advice and meticulous attention to detail throughout. Whether you are selling a much-loved property or discovering your next home, my commitment is to bring expertise, enthusiasm and genuine care to one of life's most significant decisions.

THE FINE & COUNTRY FOUNDATION

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