

**Property reference number: - 195-1412 (KINGSTON upon THAMES)**

Home to a family with a child in the 5-12 age group.  
They are looking to house swap in the school holidays.

### KEY INFORMATION...

Bedrooms available:-	Bedroom I) double; bedroom ii) a large child's bedroom with a single mid-height cabin bed, bedroom iii) with single bed and fold-away spare single bed (max:- 5 people)
Children welcome?-	Yes all ages
Pets that live here:-	They have a young cat and are flexible as to what happens to her when they swap - they could leave her at home for the visiting family to look after and play with (she's very friendly and loves a new lap to sleep on), or they could find somewhere else for her to stay, or they could take her with them wherever they swap, with the permission of the owners.
Re-dogs:-	They would consider a dog staying in their house if they could take their cat to the home where they are swapping!.

This 1950's semi-detached house is situated in an attractive cul de sac which is quiet enough for children to play out in the road! It is close to the River Thames & Richmond Park. Kingston is an outer London suburb with good links to the city centre, but there's plenty to do in and around Kingston as well. This historic town centre offers excellent shopping, a great range of eating places and other amenities. It's a 25 minutes walk or a short bus ride away. 10 minutes walk is Peppe's Italian Restaurant, family friendly, with play area in the large garden. This is a wonderful place to visit for a holiday being so rich in attractions for the holiday-maker of all ages. See below and area websites.



On the ground floor of this home is a large kitchen/dining room with separate comfortable seating area, in addition to the living room. Under the window seat is a large collection of board games which house-swappers are welcome to use on rainy days or quiet evenings in. The kitchen has all the usual appliances including a double oven and 45cm dishwasher. There is a downstairs shower room and loo & upstairs is the family bathroom with a bath/shower and loo.

French doors in the dining room open onto the patio which has table and chairs. Two steps lead down onto the lawn which is a good space for young children to run about. At the end of the lawn the summer house contains lots of garden toys and comfortable furniture for relaxing and enjoying the garden from. Children will be very pleased to discover the garden toys which include a space hopper, hoola-hoop, tunnel, mega blocks and a swing!

St Paul's Kingston is about 15 minutes walk from the house. There are 3 or 4 services each Sunday, the family service with children's groups is at 10.30am and usually has around 150 people. There's a more traditional service at 9am and a quieter service at 6.30pm <https://stpaulskingston.org.uk/>

Sport and Leisure	<p>In central Kingston, 25 mins walk or 10 minutes away on the 371 bus:</p> <ul style="list-style-type: none"> <li>● Kingfisher leisure centre swimming pool &amp; gym</li> <li>● Ten pin bowling at the Rotunda</li> </ul> <p>Horse riding at nearby Barnfield Riding School, 2 minutes walk.  Jurassic Adventure Golf &amp; golf driving range, 15 minutes drive  Hampton pool - outdoor heated pool, with small slide &amp; grassy area for picnics, 20 mins drive;  Go Ape at Chessington, 6 miles.  White Spider indoor climbing centre, 7 miles.</p>
Free park	Latchmere playground, 7 minutes walk , with play equipment for all ages.
Local places of interest	<p>Richmond Park, the largest Royal Park in London, is 10 mins walk, so close you can see it from the house. Highlights include:</p> <ul style="list-style-type: none"> <li>● Spotting the deer</li> <li>● Isabella plantation, lovely for a walk or picnic</li> <li>● Pembroke lodge café for lunch or tea and cake</li> <li>● Petersham playground</li> </ul> <p>Hampton Court Palace, 4 miles.  Canbury Gardens, a park alongside the river, is a lovely place to sit and watch the boats go by, 20 minutes walk.  Theme parks:</p> <ul style="list-style-type: none"> <li>● Chessington World of Adventures, 6 miles.</li> <li>● Legoland, 24 miles.</li> <li>● Thorpe Park, 14 miles.</li> </ul> <p>Central London is 25 minutes by train from Norbiton Station, which is 20 minutes walk away, or just a few minutes on the bus.  Brooklands transport museum, 17 miles, Wisley RHS Gardens, 18 miles.  We are fortunate to have quite a few National Trust properties close by, our favourites are:</p> <ul style="list-style-type: none"> <li>● Ham House National Trust, 2 miles.</li> <li>● Claremont Landscape Gardens National Trust, 7 miles.</li> <li>● Polesden Lacey National Trust, 15 miles.</li> </ul> <p>Children's' farms:</p> <ul style="list-style-type: none"> <li>● Hobbledown Adventure Farm Park and Zoo, 9 miles</li> <li>● Bocketts farm, 13 miles</li> </ul>





<https://www.inkingston.co.uk/>

<https://www.visitlondon.com/things-to-do/london-areas/kingston>

<https://www.visitsoutheastengland.com/places-to-visit/kingston-upon-thames-p801831>

<https://www.dayoutwiththekids.co.uk/things-to-do/south-east-and-london/greater-london/kingston-upon-thames>