



RIGBY &
MARCHANT



Crediton Road, Queens Park
£3,250,000





A beautifully reconfigured five bedroom family house on Crediton Road, offering exceptional space, light, and craftsmanship throughout.

The house has been taken back to brick and thoughtfully redesigned to suit modern family living, while retaining a subtle sense of Edwardian character. Original features have been carefully preserved in the front of the house, including the staircase and decorative detailing in the reception room, creating a gentle contrast with the clean architectural lines found elsewhere.

To the rear, the house opens into an outstanding kitchen, dining, and living space that immediately sets it apart. The proportions are generous, the ceiling height impressive, and the connection to the garden completely seamless, all arranged on one level. Large skylights and full width glazing flood the space with natural light, creating a calm and uplifting atmosphere throughout the day.

The kitchen is a real centrepiece. Designed by Plain English and crafted entirely from solid wood, it combines timeless styling with excellent functionality. There is extensive storage, a large central island, beautiful stone worktops, and integrated appliances throughout. It feels elegant, practical, and built to last rather than trend driven.







A significant amount of bespoke storage has been incorporated across the house, from the entrance hall and utility spaces through to the bedrooms, bathrooms, and garden studio. Every cupboard has been custom made, allowing the house to feel uncluttered and easy to live in.

The bedroom accommodation is arranged over multiple floors and offers excellent flexibility. Each room is well proportioned and thoughtfully finished, while the bathrooms are generous and refined, with underfloor heating and high quality fittings.

At the rear of the garden sits a substantial studio building that is larger than typically found on the road. It works equally well as a home office, guest suite, or additional bedroom, giving the house real long term adaptability.

This is a house where nothing has been spared. The materials, layout, and flow all feel considered and deliberate. A confident, well balanced family home that feels calm, practical, and quietly impressive.

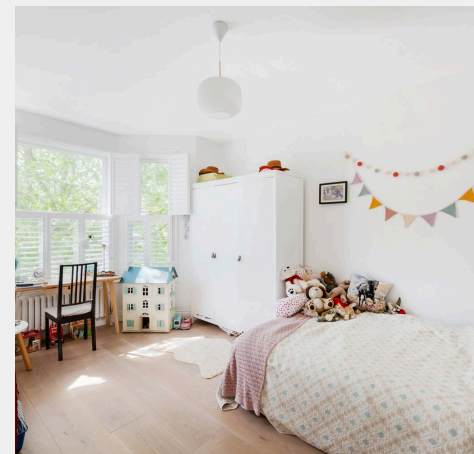
Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

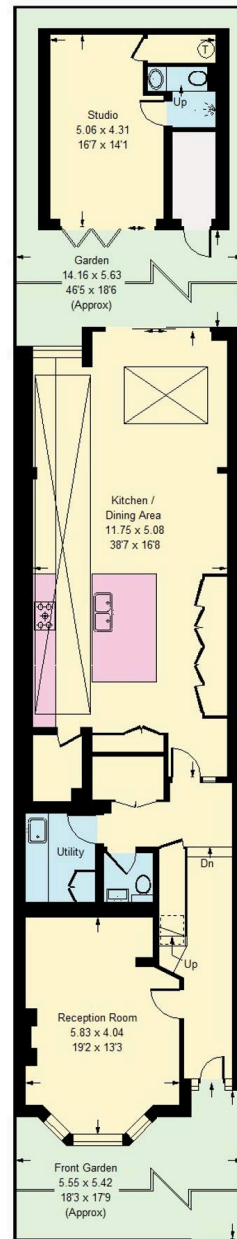
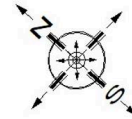
EPC Environmental Impact Rating: D

- Five bedroom period family house
- Fully reconfigured and taken back to brick
- Plain English solid wood kitchen with bespoke storage throughout
- Large garden studio suitable for guests, work, or additional accommodation

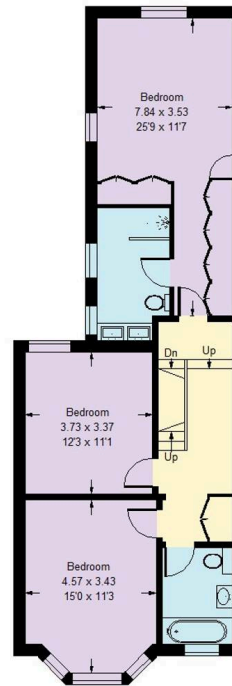


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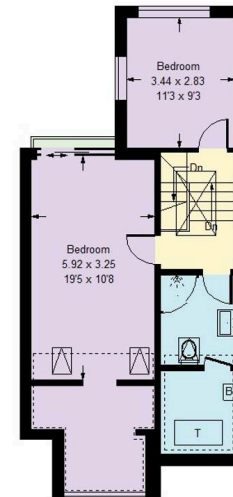
Approx. Gross Internal Area = 235.6 sq m / 2536 sq ft
 Studio = 21.8 sq m / 235 sq ft
 Total = 257.4 sq m / 2771 sq ft



Ground Floor



First Floor



Second Floor

Reduced headroom below 1.5 m / 5'0"

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.
 No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.
 Plan is for illustration purposes only, not to be used for valuations.



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