



Shinto

Kingston Vale, Ullswater Close SW15 3RF



ACCOMMODATION

- Magnificent Huf Haus
- 6 Bedrooms
- Open Plan Kitchen/Dining Room
- Primary Reception Room
- Morning Deck
- Gym/Study
- 4 Bath/Shower Rooms (2 En Suite)
- Second Reception/Dining Room
- Stunning Zen Garden
- Utility Room
- Impressive Gated Entrance
- Garage and Off Street Parking
- Private and Secluded Grounds

PRICE ON APPLICATION



Central London 7.3 Miles
Heathrow Airport 13 Miles
Gatwick Airport 32 Miles

This exquisite, and beautifully contemporary Huf Haus is set within sheltered and magnificent landscaped grounds in an elevated position on the slopes of Kingston Hill. Shinto's vast expanses of glass and high ceilings amplify its exceptional light and space.

This splendid Huf Haus is approached through its own distinctive and substantial Shinto gate to reveal a spectacular house which sits prominently in its own serene and secluded grounds. The principal entrance is through a beautiful Zen garden with some impressive full scale sculptures. A generously proportioned entrance hall leads onto a brilliant sleek and streamlined open plan kitchen/dining room with modern fitted units and a large island. The main reception room is contiguous with soaring ceilings - both areas overlook a charming, wide 'Morning Deck'. There is also a shower room and 2 bedrooms on the ground floor with lovely views of the Zen garden as well as a Gym/Study, a cloak room and a large utility room. The first floor is accessed by a 'floating'

staircase and offers quite flexible accommodation with a 'Secondary' full width open plan kitchen/dining reception room that has its own separate stairs and discrete entrance and a third deck. The master bedroom has floor to ceiling fitted wardrobes with an enormous en suite bathroom and a private balcony overlooking the gardens. There are also 3 further bedrooms (one en suite) and a good sized family shower room. Shinto benefits from a separate and secure double garage as well as ample off street parking. Clever use of mirrors and glass give the house a sense of space and light but the ingenious design also manages to feel warm and convivial and the overall feeling is one of calm and serenity. Huf Haus engineering and technology includes underfloor heating

throughout, automatic electric blinds, as well as state of the art energy efficiency construction.

Shinto means 'Way of the Gods' in Japanese and the name is more than apt as the house's position feels properly divine - with striking garden vistas from literally every vantage point as well as total and complete privacy. The gardens are secure and tranquil and in addition to the Zen garden and Morning Deck there is also an Afternoon deck which allows outdoor entertaining to 'follow the sun'. The landscaping is sophisticated with clever evergreen planting that ensures year round interest. Shinto is a rare and unusual house that combines innovative architecture and engineering and a modern but timeless aesthetic. EPC Rating - B.



Shinto, Ullswater Close

Approx. Gross Internal Area

4347.75 Ft² - 403.92 M²

Approx. Gross Void Area

451.76 Ft² - 41.97 M²

Approx. Gross Garage Area

376.30 Ft² - 34.96 M²

Approx Gross Total Area

5175.81 Ft² - 480.85 M²



Illustration For Identification Purposes Only. Not To Scale

