



Dining area

'We were able to sample large blocks of colour on walls that we knew we would be knocking down, which helped us choose this lovely warm yellow.'

BUY THE KEY PIECES

Wall painted in a colour-matched Johnstone's Trade vinyl paint, £27.64 for 2.5ltr, Next Day Paint. Rattan and wood folding chairs, £129.99 each, Zara. Try the Mira dining table, £999, John Lewis

FAMILY HOUSE

ALL change

A FRUSTRATING LAYOUT AND ROOMS IN THE WRONG PLACES NUDGED VICTORIA AND DAN TO RETHINK HOW THEY WERE LIVING



HOME NOTES

WHO LIVES HERE?

Victoria Eggs, a designer, with her husband, Dan, a painter and decorator, and their daughter, Etta, seven.

THE PROPERTY

A Victorian three-bedroom end-of-terrace house in Kingston Upon Thames.

THE LAYOUT

The front door opens into the hallway with the front living room on the left. Ahead is the staircase with a WC next to it. The hall leads to the open-plan dining room and office that steps down into the kitchen and living area in the new extension. Etta's bedroom is at the top of the stairs overlooking the garden. The half flight turn passes the second bedroom on the right with the family bathroom and main en suite bedroom at the end of the landing.



GROUND FLOOR

FIRST FLOOR



Patience and persistence reaped rewards for Victoria Eggs and her husband Dan who viewed 20 houses before finding this terraced property, which they knew would be perfect for them.

WHY WAS THIS PROPERTY RIGHT FOR YOU?

'We wanted to be near the river and Richmond Park, but to begin with the houses we saw were either too dark or had already been done up – and then we found this end-of-terrace property. It had a double-storey side extension with an en suite and a utility below, plus there was a lovely south-facing garden.'

WHAT CHANGES DID YOU WANT TO MAKE?

'The house was modest – with a through living-dining room, kitchen and a utility that could only be accessed from outside. We loved the idea of open-plan living (I'm like a sunflower: I just need to be in the sun), with a seamless connection to the garden, so a friend recommended architect Paul Crowther, who knew builder Malcolm Gray, from Gray Alexander (grayalexanderconstruction.uk) to do the work. The team reinstated walls to separate the living room from the hallway and old dining room, and extended into the side return. Upstairs, the bathroom was bigger than Etta's bedroom, so we swapped them and knocked through the separate toilet to maximise the space.'

HOW DID THE BUILDING WORK GO?

'Shared drainage meant digging 6ft trenches in the garden and moving the manhole away from the extension foundations. Relocating the bathroom pipework was tricky, too. We moved in with family for a while, but it was worth the effort and cost, because Etta's room is great now. She's so proud – it's the first thing she wants to show visitors when they come over!'

HOW DID YOU PLAN THE INTERIORS?

'Our family colour is pink – even before we had Etta, we both wore a lot of pink. I also like colour-blocking and bold hues – some of my Victoria Eggs designs are in bright reds and golds. While planning, I put together mood boards of terrazzo and pink tile combinations, and a navy, mustard yellow and pink scheme for the kitchen. We looked at lots of paint samples and picked two key colours for the dining area and front living room – a mustardy yellow and a bold copper.'

WHAT WAS THE BIGGEST SUCCESS?

'When I look back at the mood boards, we got exactly what we wanted. The open-plan living space has completely changed how we live and entertain, and the sliding doors out to the garden are just perfect. We're still at the same address, but it actually feels as though we've moved house – it's our dream home.' For more information, visit victoriaeggs.com

Living area

'We went from a completely open-plan downstairs to an extended space that's still spacious and open, but feels much tidier and more relaxing now that we've reinstated the wall at the far end.'

BUY THE KEY PIECES

Try Fleur sofa, in the same Amalfi Blush fabric, £5,718, King Living

“The **EXTENSION** is only 4x4m, but seems **BIGGER** with its pitched ceiling and **CONNECTION** to the house”



NEW ZONE
The sofa separates the living area from the kitchen behind it and provides plenty of room for downtime



Dining area

'I've bought so much art over the years and love adding to my collection. I'm drawn to a design if it makes me smile. Some have a personal connection, like the Coronado license plate, which is where we got married.'

BUY THE KEY PIECES

You're a Bit Weird print, £34.99, Burnt Peach Studio. Gold and Green Shadow palm print, £18.95, Desenio



'The side utility has been turned into a compact office space with loads of storage for my work things and Etta's toys'



Kitchen

'The Yeah artwork was a late purchase after I came across the independent maker through a newsletter. We wanted a positive word or phrase and chose the wood-mounted letters on gold leaf, so it's completely bespoke.'

BUY THE KEY PIECES

Yeah artwork, from £65, Modo Creative. Try Swan neck three-in-one aged brass boiling water tap, £999, Wodar

“We **LOVED** the idea of open-plan living with a **SEAMLESS** connection to the **GARDEN** so we could be in the same space together, but doing different things



Kitchen

'We prefer doing the cooking at the island, as it's more sociable and we bought an induction hob with a built-in extractor that doesn't obscure the room.'

BUY THE KEY PIECES

Lamona LAM9550 induction hob with extractor, £950, Howdens. Sliding doors, price on request, Urban & Grey. Ella metal bar stools, £249 each, Atkin and Thyme

Living room

'We reinstated the wall and were drawn to Dulux's Copper Blush, as Dan used it for a client project and we both liked it. The pinky tone picks out the lighter colours in the exposed brick fireplace and goes well with the sofas we already had.'

BUY THE KEY PIECES

Zinc sofa in Grey, £1,799, DFS.
Nalani cushion, £12.50, B&Q

GALLERY WALL

Prints with a colour thread that ties them together look great in a mixture of big and small sizes



Bathroom

'The terrazzo is my favourite thing in here. It has flecks of pink, gold, brown and grey, so the challenge was to find the right shade of pink wall tiles and grey floor tiles to match.'

BUY THE KEY PIECES

Terrazzo M5 tiles, £129sq m, Estezza by Mosaic Factory. Try Alvero hexagon pink tiles, £69.90sq m; Arezzo LED brushed brass mirror, £269.95, both Victorian Plumbing. Alaska countertop basin, £44.97, Better Bathrooms



FOCUS ON...

EXPOSED BRICK WALLS

Bring character and texture to your space

WHERE TO USE IT

Whether it's an original period feature uncovered during renovation or a contemporary addition, brickwork looks equally good in modern, industrial-style schemes as it does in more traditional interiors.

WHAT TO CONSIDER

Before exposing an existing wall, test a small area with a drill, to see what's under the plaster. Older bricks may require cleaning, repointing or sealing, while external walls may need additional insulation. Exposed brick can

create a busy backdrop, so think about how furniture, art and lighting will sit against it. Walls without windows and doors will be quicker and easier to work with. Radiators and plug sockets will need to be temporarily removed, too.

ALTERNATIVE METHODS

If original brickwork isn't available, try brick slips. Also called veneer bricks, they are thinner and can be fixed directly to a wall, to give the appearance without the structural implications. Avoid covering every wall – a single feature wall is often best.

Main bedroom

'We like a peaceful and relaxing space, and the colours we've chosen create a calm feel. We wanted to bring in pink and green, but not go overboard – and the combination looks lovely with the gold lighting accents.'

BUY THE KEY PIECES

Try *Birds Flying South* poster, from £7.95, Junique. Similar Honeycomb throw, £27.44, The Range

TWO TONE
A band of colour above the picture rail makes the space feel cosy and contrasts with the white below



“We wouldn't change anything. **LIVING** here is like waking up in a fancy **HOLIDAY** let, then remembering it's our **HOME**!”

FEATURE JANE CRITTENDEN PHOTOGRAPHS JAMES FRENCH
STYLING MARSHA TAYLOR PLANS MELANIE BROWN



Etta's bedroom

'We'd planned to buy a high sleeper so Etta could play underneath, but it was out of our budget. The bunk bed has a fun castle design and Dan made some adjustments to make it safe so he could build it without the bottom bed.'

BUY THE KEY PIECES

Frances wardrobe, £369.99, Daals. Try Textured weave eyelet curtains, from £50, John Lewis. Monstera leaf tie-backs, £22.95, Melody Maison

STYLE MUST-HAVES

INSPIRED BY VICTORIA AND DAN'S HOME

HARD WEARING

Aissa sofa in Pavilion Pink, £2,290, sofa.com



SLIP RESISTANT

Terrazzo Pink hexagon Nevada porcelain tiles, £49.95sq m, Walls and Floors



HEIGHT ADJUSTABLE

Dale bar stool, £89.99, Lakeland Furniture



EXTRA STORAGE

Richmond sideboard, £699.99, Oak Furnitureland

DIMMABLE FUNCTION

Mushroom touch table lamp, £19.95, Rex London

