



IMPOSING AND ELEGANT GRADE II LISTED HOME

The Green, Hampton Court Road, East Molesey, Surrey KT8 9BW

Freehold



3 reception rooms • Kitchen • Breakfast room • 5 bedrooms • 4 bathrooms • Study and separate office • Private courtyard garden • Garage

Local information

The Green is situated within yards of the gates of Hampton Court Palace and across the bridge from the many restaurants, pubs, boutiques and shops of East Molesey. The front of the property overlooks Hampton Court Green and has views of the Palace with Bushy Park and the River Thames in close proximity. Hampton Court Station is c. 0.3 miles away and provides regular and direct trains into London Waterloo in around 33 minutes. This area is popular with families as it offers an excellent range of both independent and state schools.

About this property

This magnificent period home, with origins dating back to the 16th century, boasts an abundance of charm and unique period features throughout, including high ceilings, ornate cornicing, stained glass windows, wooden shutters and fireplaces whilst providing both spacious and versatile accommodation over three floors. The impressive entrance hall has a spectacular high ceiling with an intricately painted mural. The ground floor accommodation includes a generous dining room with large triple bay windows facing Hampton Court Green and a fireplace. A family/reception room to the rear offers useful built in cupboards and French doors which open onto the private courtyard garden. There is a large breakfast room with kitchen beyond. The kitchen has a range of units and butler sink, with a useful boot room at the

end, also providing garden access. A utility room, cloakroom and large basement can be accessed from the breakfast room. Completing the accommodation on this floor is a study which benefits from bespoke cabinetry, fireplace and views over The Green, lending itself for use as a home office or library. The prominent staircase leads to the first floor which includes a fantastic drawing room with ornate panelling around the large sash windows and door. This room is bright and offers wonderful views over The Green and Hampton Court Palace. Adjacent is an office/bedroom with built-in storage. The master bedroom suite occupies the rear part of this floor and boasts an abundance of useful storage cupboards, a dressing room, en suite bathroom and separate en suite shower. The second floor comprises four further bedrooms, one with an en suite bathroom and separate shower room.

Externally to the rear the generous courtyard garden with separate exit to Hampton Court Bridge, is bordered by a large feature wall with an abundance of mature trees and shrubs. There is also a separate garage.

Tenure

Freehold

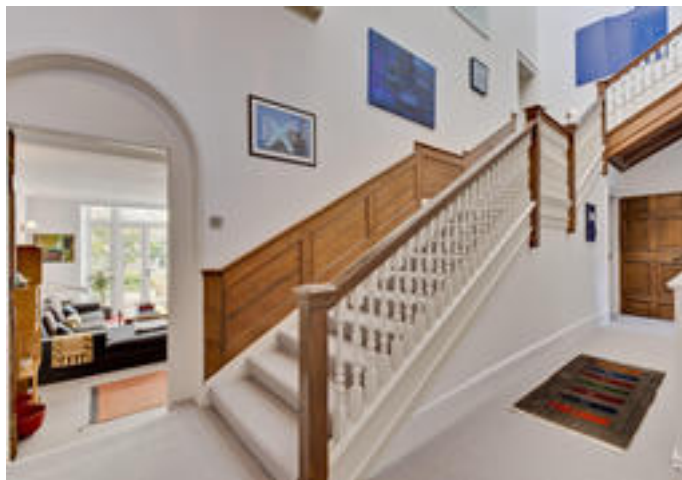
Local Authority

Elmbridge

Viewing

Strictly by appointment with Savills







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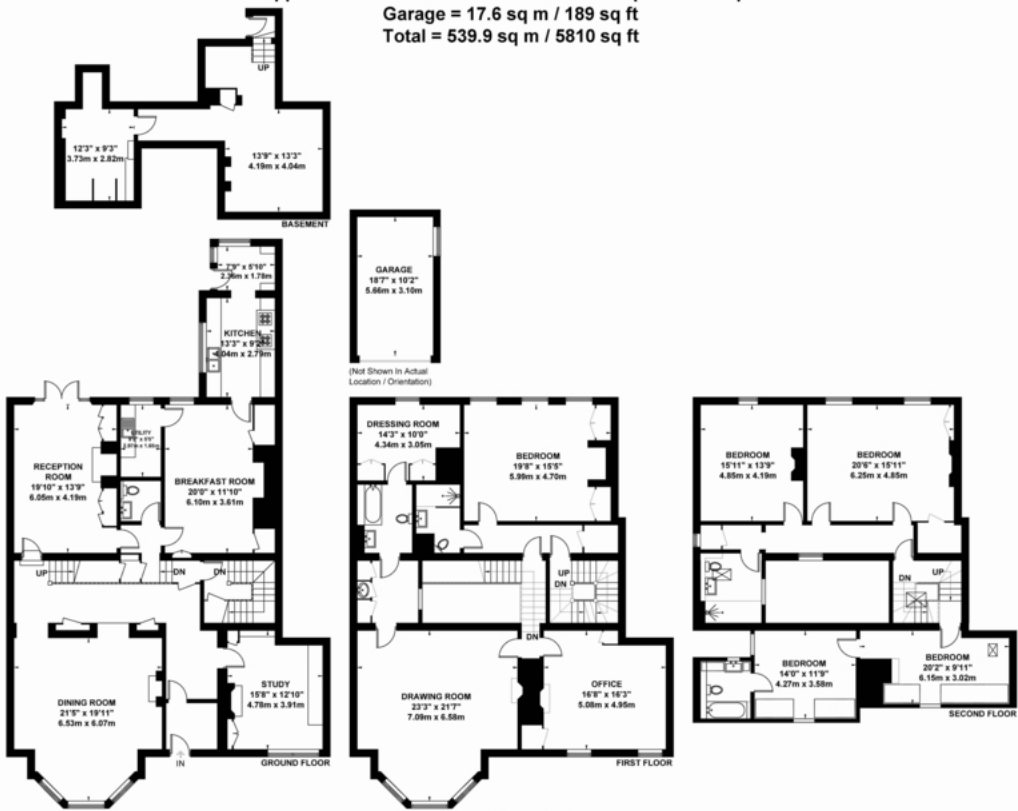
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Hampton Court Road, East Molesey

Approximate Gross Internal Area = 522.3 sq m / 5621 sq ft

Garage = 17.6 sq m / 189 sq ft

Total = 539.9 sq m / 5810 sq ft



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Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purpose only. Measured and drawn accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 3" and are to the points indicated by the arrow heads.

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