BEAUTIFULLY PRESENTED PERIOD STYLE PROPERTY WITH SPACIOUS ACCOMMODATION

18 Church Road,
East Molesey KT8 9DS
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Entrance Hall  •  Drawing room  •  Open plan kitchen/dining/family room  •  Games/media room  •  Office  •  7 bedrooms  •  4 bathrooms  •  Utility room  •  Garage & off street parking  •  Garden  •  EPC rating = C

Situation
This stunning family home is situated in a delightful and highly sought after road within the Kent Town conservation area of East Molesey, an area rich in history and indeed close to the world famous royal palace at Hampton Court. With beautiful walks along the banks of the River Thames the property is close to East Molesey Lock, Boat Club and Cricket Club. Pretty residential roads, good transport links and quality schooling make this area very popular with families. The Bridge Road area of East Molesey (also known locally as Hampton Court Village) lies just around the corner from the property and is a traditional style British village with a range of independent shops, boutiques, bars and restaurants. More extensive shopping is accessible in nearby Kingston-upon-Thames. Transport links in the area are excellent. The M4, M3 and M25 motorways are within easy driving distance and central London itself is just 12.5 miles away. A regular and direct rail service to London Waterloo operates from Hampton Court Station (0.6 miles) with journey times from around 30 minutes. The property is well situated for a range of state and independent schools, including St Lawrence, Kingston Grammar School, Hampton School and Lady Eleanor Holles School. The ACS International School in Cobham is 5.5 miles away.

Description
Built in 2009 for the current owners this substantial family home offers beautifully presented, versatile and spacious accommodation arranged over 4 floors. The house has been designed to an exacting standard and blends traditional period features such as intricate cornicing and sash windows with modern day conveniences including underfloor heating throughout and open plan living.

The property opens into a spacious yet welcoming entrance hall laid with attractive parquet wood flooring, which continues throughout much of the ground floor. To the left of the hallway lies the stunning drawing room boasting a working fire, huge sash windows and built in shelving. Wood panelled double doors at the rear of the hall open into the impressive open plan kitchen/dining/family room which is the heart of the home. Fantastic bi-fold doors open out to the decked terrace creating a wonderful indoor/outdoor
feel. The kitchen is fitted with a range of high gloss wall and base mounted cabinetry, integrated appliances, range cooker, quartz worktops and central/breakfast island. Both the dining and family areas benefit from built-in storage. Off the kitchen is a good sized office which could also be used as a children’s playroom. A guest cloakroom and a boot room which provides access to the garage completes the accommodation on this floor. Stairs lead down to a lower ground floor level where you will find a games/media room. This room benefits from a built-in sound system with projector screen and built-in cabinetry. 2 storage rooms can also be found on this floor. The bedroom accommodation is arranged over the first and second floors and all bedrooms are an impressive size. The first floor comprises 3 bedrooms including the master which benefits from an attractive bay sash window and open plan en suite with his and hers sinks. A large family bathroom featuring recess LED lighting serves the other 2 bedrooms. A utility/laundry room can also be found on this floor along with a useful airing cupboard. On the second floor you will find a further 3 large bedrooms, one with an open plan en suite. There is a smaller fourth bedroom/storage room on this floor as well as a further family bathroom. Externally the property is approached through a pedestrian gate into a pretty paved garden featuring numerous shrubs and plants. There is a further gated access for a car which leads to off-street parking and the garage. To the rear is a well maintained garden which is mainly laid to lawn. A decked area lies directly behind the house which is ideal for al fresco dining and entertaining. There is a summer house situated at the very rear of the garden. The garden is well screened with mature trees and shrubs creating a secluded environment.

Tenure:
Freehold

Local Authority:
Elmbridge Borough Council

Viewing:
Strictly by appointment with Savills
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