



## Spacious period home with impressive river frontage

1 Matham Road, East Molesey, Surrey KT8 0SX

Freehold





2 reception rooms • Kitchen/breakfast room • Conservatory • 5 bedrooms • 3 bathrooms and additional wc • Cellar • South facing garden of over 300ft with fantastic river frontage • Off-street parking

#### Local information

Matham Road is a sought after residential road providing easy access to the local shops and amenities. The Bridge Road area of East Molesey (also known locally as Hampton Court Village) is close by; a traditional style British village with a range of independent shops, boutiques, bars and restaurants. A more comprehensive selection of shops can be found in Kingston upon Thames with its wide range of high street names and department stores.

Transport links into Central London are provided at Hampton Court Station (about 0.5 miles) with regular and direct trains into London Waterloo from 33 minutes. The A3 is a short distance away giving access to central London, the M25 and Heathrow and Gatwick Airports. There are also plenty of green spaces nearby, with Bushy Park and Hampton Court Park only 1.2 miles and 1 mile away respectively.

The Elmbridge Borough is popular with families as it has an excellent choice of both state and independent schools.

#### About this property

This delightful period home offers bright and spacious accommodation throughout and retains an abundance of period features including sash windows (many with plantation shutters), wonderfully high ceilings and beautiful fireplaces. A lantern lit porch with detailed portico

welcomes you into this fantastic home and into a generous entrance hall. From here you will find a living room to the front featuring a study area complete with bespoke paneled walls and shelving, working gas fire with shelving and cabinetry either side, and an impressive bay window with period shutters. Adjacent is the family room featuring a working fire with marble surround and shelving either side. This room leads to a delightful bright conservatory which can be closed off via large shutter doors. Fantastic views of the garden can be enjoyed from here, as well as access through French doors. The kitchen/breakfast room, a recent addition to the house, is located off the conservatory and also enjoys direct garden access via bi-fold doors. The kitchen is fitted with a range of integrated appliances, shaker style wall and base mounted cabinetry and a central island, ideal for informal dining. It features a vaulted ceiling with several sky lights, flooding the space with natural light. Off the kitchen is a useful utility with wc and from here you will find access to an extensive cellar.

On the first floor there are 3 generous bedrooms, all boasting period fireplaces, high ceilings featuring ceiling roses, and sash windows. The master benefits from an en suite bathroom and a family bathroom with traditional period tiles, claw foot bath and separate shower serves the remaining two. There is also an additional wc on this floor.





On the second floor there are 2 further generous bedrooms, a bathroom and eaves storage.

Externally the property is approached through gates and is well screened behind hedging. There is a large driveway providing parking for several cars. To the rear the extensive south facing garden is bordered by an array of mature trees, plants and shrubs and also features a number of fruit trees. Directly behind the house is a paved patio area, ideal for al fresco dining and enjoying the garden views. There is a large lawn area which leads down to a summer house and the fantastic circa 100ft stretch of river frontage; a perfect setting for relaxation.



**Tenure**  
Freehold

**Local Authority**  
Elmbridge Borough Council

EPC rating = E

**Viewing**  
Strictly by appointment with  
Savills





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	49	75
England, Scotland & Wales		
EU Directive 2002/91/EC		

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