



SUPERB FAMILY HOME WITH SPACIOUS ACCOMMODATION AND STYLISH INTERIOR

62 MANOR ROAD SOUTH,
HINCHLEY WOOD, KT10 0QQ

savills

WONDERFUL HOME FOR ENTERTAINING

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Reception room ♦ Kitchen/dining/family room ♦ 5 bedrooms ♦ 3 bathrooms ♦ Gym ♦ Boot room ♦ Cloakroom ♦ Garden with hot tub ♦ Summer house / office ♦ Garage & Off-street parking ♦ EPC rating = D

Situation

Hinchley Wood is a leafy residential village popular with families and commuters.

62 Manor Road South is about 0.4 miles from Hinchley Wood station (providing regular and direct trains to London Waterloo in around 30 minutes) and Hinchley Wood parade where there are convenience shops and services.

Kingston upon Thames is just a short drive away offering a more extensive shopping centre.

The property is also conveniently located for excellent road links to London as the A3 is nearby.

The Elmbridge Borough is popular with families as it offers an excellent range of both state and independent schools including Hinchley Wood School (0.8 miles).

Description

This wonderful property makes an ideal family home with fantastic and spacious accommodation, perfect for modern family life and entertaining.

Upon entering via the covered porch you are welcomed in to the entrance hall where you will find a cloakroom and useful boot room with storage. The bright reception room is located to the front of the property and enjoys wooden floors and a feature Minster fireplace. The sizeable kitchen/dining/family room is located at the back of the house and enjoys views over the garden with sliding doors providing direct access. The ultra-modern kitchen has ample sleek and stylish wall and base units with integrated appliances, quartz worktops, breakfast bar/island and an atrium roof lantern which allows the light to flood in. There is a feature wood burning stove which provides a lovely focal point. Adjacent is the gym and the garage can be accessed from here. There is a large covered storage area completing the accommodation on the ground floor.

The first floor comprises of the master bedroom which boasts a coffered ceiling, dressing room and a Jack and Jill en suite shower room. There are 2 further bedrooms on this floor one of which shares the use of the en suite. The family



bathroom has a lovely slipper bath.

The second floor has 2 further bedrooms, one with Juliet balcony and delightful views, a bathroom and plenty of eaves storage.

Externally to the rear there is a raised terrace providing a fantastic spot to sit and enjoy the west facing garden with steps down to a lawned area with flower beds, mature trees and shrubs surrounding. There is the added bonus of a hot tub and wooden summer house/office with power supply and a separate garden shed.

To the front there is ample off-street parking for several cars in addition to the garage.

Tenure:

Freehold

Local Authority:

Elmbridge Borough Council

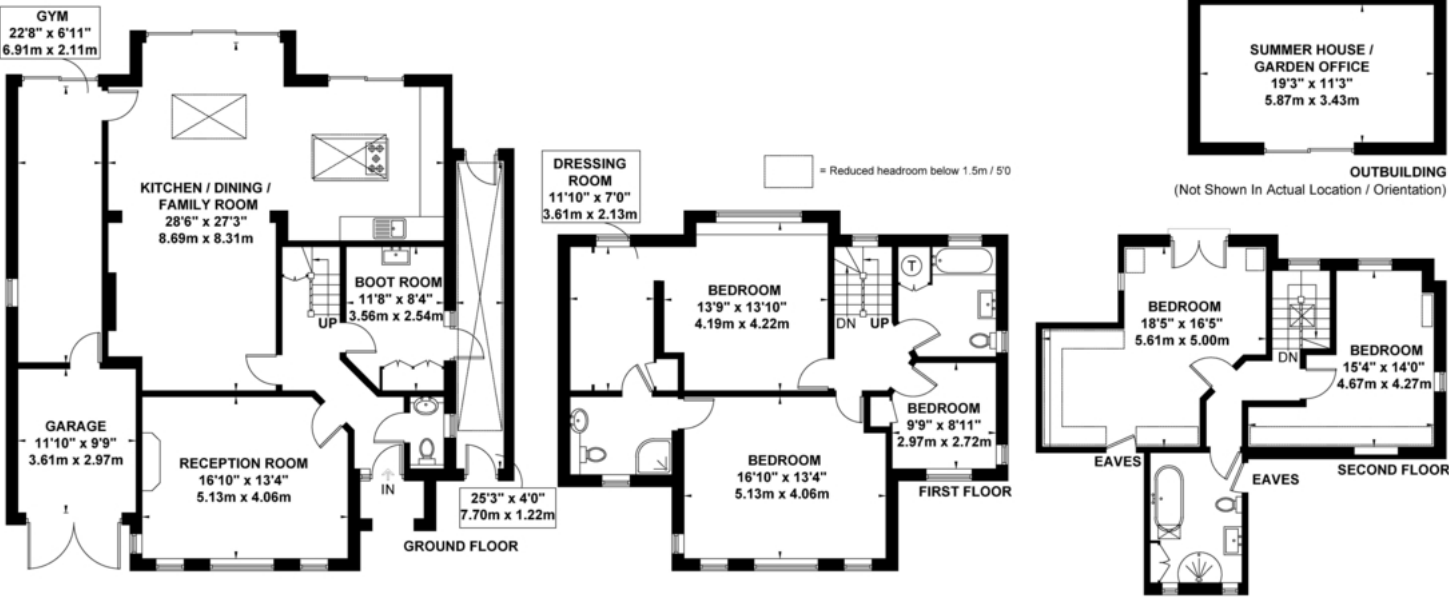
Viewing:

Strictly by appointment with Savills



Manor Road South, Hinchley Wood

Approximate Gross Internal Area = 257.3 sq m / 2769 sq ft
Outbuilding = 20.2 sq m / 217 sq ft
Total = 277.5 sq m / 2986 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 purposes only. Measured and drawn in 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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