CHARMING DETACHED PERIOD PROPERTY WITH A BEAUTIFULLY PRESENTED INTERIOR

Walnut Tree House
12 Arnison Road, East Molesey, Surrey KT8 9JJ
Magnificent landscaped garden with outdoor heated pool

Walnut Tree House 12 Arnison Road, East Molesey, Surrey KT8 9JJ

2 reception rooms • Kitchen/breakfast room • Conservatory
• 5 bedrooms • 3 bathrooms • Utility room • Guest cloakroom • Cellar • Garden with outdoor pool • Garage
• EPC rating = E

Situation
Arnison Road is one of East Molesey’s finest roads situated in the highly sought after Kent Town conservation area which is rich in history and close to Hampton Court Palace.

The Bridge Road area of East Molesey (also known locally as Hampton Court Village) lies just around the corner 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 (0.4 miles) with journey times from around 30 minutes.

The property is well situated for an excellent range of both state and independent schools, including Kingston Grammar School, Hampton School and Lady Eleanor Holles School. The ACS International School in Cobham is 5.5 miles away.

Description
Situated on the highly sought-after Arnison Road, Walnut Tree House is an attractive double fronted period property set behind wrought iron gates. A lantern lit porch leads you into the home where you will find a delightful bright entrance hall. The property, which has been upgraded to a very high standard by its current owners, boasts a wealth of period features including high ceilings, sash windows (many featuring attractive plantation shutters) stylish wood panelling and Herringbone wood flooring. To the right of the hall you will find the generous drawing room which enjoys both a front and rear aspect and features a wood burning stove with attractive marble surround. From the drawing room you can access both the terrace and the attractive conservatory through French doors. The conservatory is filled with an abundance of natural light and is triple glazed with an automated ventilation system and under floor heating. It provides direct access to the terrace, pool and garden and is the perfect place for relaxation. To the front of the house you will find a fantastic library fitted with bespoke shelving and cabinets and a wood burning stove with marble surround. The kitchen/breakfast room is positioned at the rear of the house. It benefits from a range of traditional shaker style wall and base mounted cabinetry, Butler sink, Aga and integrated appliances. The dining area provides the perfect place to enjoy views of the garden with French doors providing
access. A useful utility room and guest cloakroom is adjacent to the kitchen and stairs lead from this area down to a basement wine cellar/storage area.

On the first floor the generous master bedroom is dual aspect and has a large dressing area which is furnished with a range of built in wardrobes. There are two further bedrooms on this floor, one boasting a beautifully appointed en suite shower room. A spacious family bathroom with separate wc serves the master and third bedroom.

On the second floor there are two further generously proportioned bedrooms and a further spacious bathroom with separate bath and shower.

Externally to the front of the property there is a paved driveway providing parking for several cars, in addition to the integral garage. To the rear is a magnificent and beautifully maintained south facing landscaped garden. Borderled by an abundance of mature trees, shrubs and flower beds and part bordered by a historic Tudor wall it creates an idyllic private setting. An outdoor heated pool is surrounded by a paved terraced area. Further patio areas within the garden provide perfect spots for relaxation and outdoor dining. The impressive lawn area extends to the rear of the garden where you will find a vegetable garden and a green house.

Tenure:
Freehold

Local Authority:
Elmbridge Borough Council

Viewing:
Strictly by appointment with Savills
Important notice: Savills, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.