



# Exceptional modern family home

**Cedar House, 8 Beauchamp Road, East Molesey, Surrey KT8 0PA**

Freehold





2 reception rooms • Kitchen/ Dining room • 6 bedrooms  
• 5 bathrooms (4 en suites) • Study • Utility • Garage •  
Garden

#### Local information

Beauchamp Road is a charming tree lined residential road located in the heart of East Molesey. An array of local amenities including a supermarket can be found on Walton Road (0.2 miles) as well as the boutiques, shops, restaurants and bars on Bridge Road located 0.7 miles away, known locally as Hampton Court Village. More extensive shopping can be found in Kingston-upon-Thames which is just 3.4 miles away and access to London by train is provided at Hampton Court Station (0.8 miles) providing regular and direct trains into London Waterloo from 33 minutes. Direct road links via the nearby A3 to the M3 and M25 make for easy access to London's airports. East Molesey boasts some fantastic recreation facilities including East Molesey Cricket Club and Molesey Boat Club, both situated on the River Thames. The historic Hampton Court Palace attracts visitors from around the world and Bushy Park offers beautiful walks for families to enjoy. The Elmbridge Borough is also popular with families as it provides an excellent choice of both state and independent schools in the area.

#### About this property

This impressive modern home, built in an attractive period style, offers spacious and light-filled accommodation over 3 floors. High ceilings and cornicing combine with modern conveniences such as under floor heating, video entry system and secure electric gates to create a superb living environment ideal for everyday family life. Flanked by stone pillars the covered entrance porch welcomes you into the impressive hallway, which boasts attractive wood flooring and provides access to all principal rooms. Glazed double doors lead to the large reception room at the front of the property with its large bay window and feature fire place providing a wonderful focal point. To the rear the superb open plan kitchen/dining/family area is perfect for both everyday use and formal entertaining. The shaker style kitchen offers a range of integrated Miele appliances, wine fridge, 2 ovens, gas hob, boiling and mixer tap, stone work surfaces and plenty of base and wall mounted storage. Bi folding doors from the dining area provide a wonderful view of and access to the garden whilst glazed doors can separate the adjacent family room if required, which also offers garden access. A well-proportioned study, useful utility room with side access and guest cloakroom complete the accommodation on this floor. The integral garage can also be accessed from the hallway.



The beautiful American White Oak staircase with glass balustrade leads to the spacious first floor landing and four generously proportioned bedrooms, all of which boast en suites. The principal bedroom is particularly impressive and enjoys views over the garden, a dressing area and large en suite bathroom with twin sinks, a bath and shower.

On the second floor the well-appointed bathroom serves 2 further bedrooms, the larger of which is ideal for a games/media room. A storage room can be found off the smaller of these bedrooms.

To the rear the beautiful south facing landscaped garden extends to approx. 100ft with a sandstone terrace offering a fantastic space for outdoor entertaining. Electric gates provide security at the front of the property where there is ample parking for a number of cars in addition to the garage.

**Tenure**

Freehold

**Local Authority**

Elmbridge Borough Council

**Viewing**

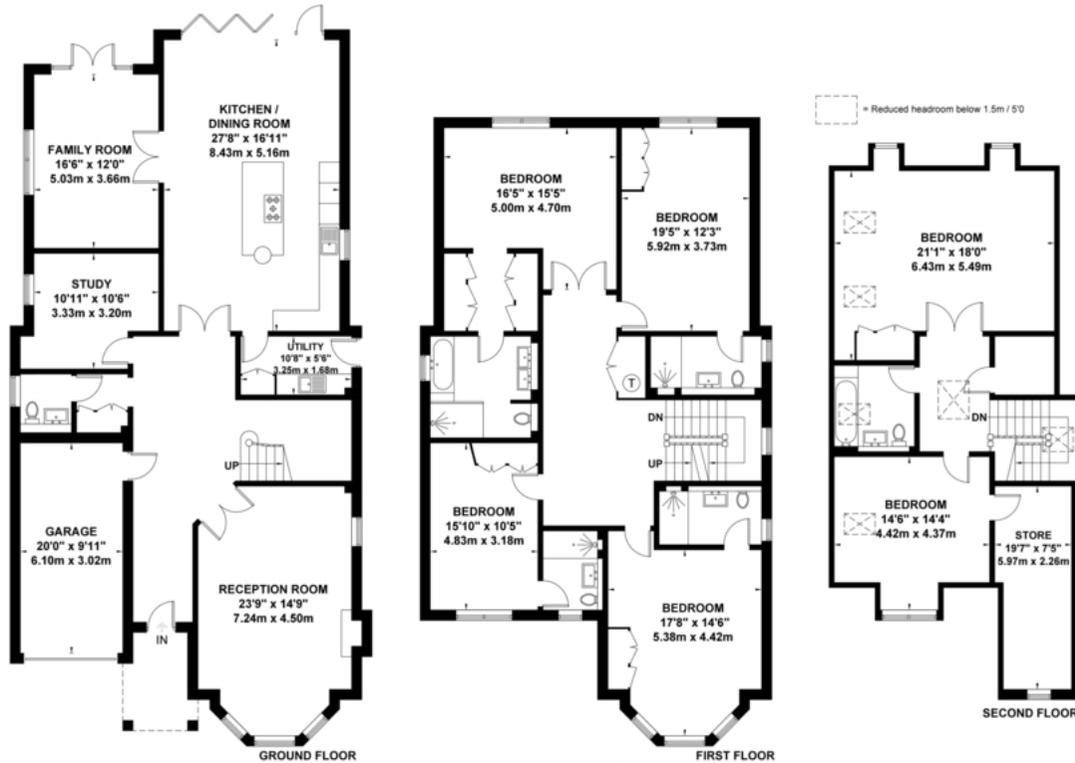
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### Beauchamp Road, East Molesey

Approximate Gross Internal Area = 383.1 sq m / 4123 sq ft  
Garage = 18.3 sq m / 196 sq ft  
Total = 401.4 sq m / 4319 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.

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92-100) <b>A</b>                           |  |                         |           |
| (81-91) <b>B</b>                            |  | 87                      | 90        |
| (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 |  |                         |           |
| England, Scotland & Wales                   |  | EU Directive 2002/91/EC |           |

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