



Stunning family home in highly sought after location

**8B Beauchamp Road, East Molesey, Surrey KT8 0PA**

Freehold





3 reception rooms • Kitchen/ breakfast room • 6 bedrooms • 4 bathrooms (2 en suites) • Study • Utility room • South facing garden • Off-street parking

#### Local information

Beauchamp Road is a charming tree lined residential road located in the sought after town 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 spacious family home offers well-balanced and versatile accommodation over three floors. A covered porch welcomes you into the large entrance hall which leads to all

principal rooms and a guest cloakroom. To the front is the generously proportioned family room which features attractive wood flooring and useful built in storage. Double doors lead from the hallway to the formal reception room set at the rear of the property. This impressive room boasts a wonderful feature fire place and French doors opening directly to the garden. Connected to this room is the dining room which also enjoys garden views and can be accessed directly from the hallway. The open plan kitchen/ breakfast room is adjacent and boasts an abundance of wall and base mounted cabinets, granite worktops and integrated appliances. The linked breakfast room is ideal for everyday use and provides direct access to the terrace and garden beyond. Completing the accommodation on this floor is a utility room with external access and a study situated at the front of the house.

On the first floor the principal bedroom enjoys fantastic views of the garden, a dressing room and en suite with both shower and bath. There are three further well-proportioned bedrooms on this floor, all of which benefit from built in wardrobes. One of these boasts a large en suite bathroom while the remaining two share use of the well-appointed family bathroom.

A spacious landing on the second floor is ideal as a study or play space and leads to two



further bedrooms and an additional bathroom. A useful storage cupboard can also be found on this floor.

Externally to the rear the wonderful south facing garden includes an impressive lawn bordered by attractive plants and shrubs. A large terraced area sits directly behind the property ideal for al fresco dining and entertaining. To the front there is ample parking for a number of cars in addition to a pretty garden.

**Tenure**

Freehold

**Local Authority**

Elmbridge Borough Council

**Viewing**

Strictly by appointment with Savills





### Beauchamp Road, East Molesey

Approximate Gross Internal Area = 307.2 sq m / 3307 sq ft



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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>		75	80
(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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