



Impressive and beautifully presented family home

Arnison Lodge, 16 Arnison Road, East Molesey, Surrey, KT8 9JJ

Freehold



2 reception rooms • Open plan kitchen/dining room • Garden room • Media/cinema room • 5 bedrooms • 4 bathrooms • South facing garden • Garage and off-street parking

Local information

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.

About this property

This elegant period property is bright and spacious throughout offering well balanced accommodation arranged over four floors. The ground floor comprises two impressively proportioned formal reception rooms both with attractive front aspect bay windows, high ceilings, beautiful ceiling roses and period fire places. To the rear of the property is a fantastic open plan kitchen/dining/living space, ideal for modern day living. The country style kitchen is fitted with wall and base mounted cabinetry, integrated

appliances and a breakfast bar. Open plan to the kitchen is a sizeable dining area and leading from here is a generous garden room, ideal for relaxation and enjoying views over the garden. Natural light floods into this space through a sloping glass roof and two sets of French doors provide direct garden access. Completing the ground floor accommodation is a utility room and guest cloakroom. From the kitchen steps lead down to a lower ground floor level where you will find a media/cinema room. On the first floor the principal bedroom suite comprises a dressing room with built in wardrobes and an en suite shower room. There are two further bedrooms on this floor and a well appointed traditional style family bathroom with claw foot bath and separate shower. On the second floor there are two additional bedrooms both benefiting from en suite bathrooms. There is also plenty of eaves storage on this floor. Externally the property boasts a carriage driveway to the front and has ample off-street parking to the front and side in addition to a garage located at the rear. The wonderful south facing garden has an abundance of mature trees and shrubs creating a private and secluded setting. The garden has an expansive lawn area and a paved patio directly behind the house, perfect for al fresco dining.

NB: Planning permission has been granted for a single storey side extension including a new attached garage (ref 2003/2155).





Arnison Road, East Molesey

Approximate Gross Internal Area = 297.2 sq m / 3199 sq ft

Garage = 18.3 sq m / 196 sq ft

Eaves = 36.3 sq m / 390 sq ft

Total = 351.8 sq m / 3785 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) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	55	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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