



**The Chalet, Hampton Court Road, East Molesey**







## Description:

This riverside grade 2 listed, five story, authentic Swiss Chalet that was imported from Switzerland in 1882, is set in impressive gated grounds with far reaching views of the River. The building was originally intended as an ornate garden feature for the grounds of a now long gone country residence, known as Riverholm. Over the years tremendous investment has been injected into this property, creating the now incredible features and truly unusual attributes this property has to offer.

Purportedly the land the Chalet Estate was built on was bequeathed by the Prince of Wales (later Edward VII) in payment of a gambling debt, albeit many historians deem it unproven, by 1909 it was called O'Hagan's Boathouse and Edward did have a Lord in Waiting called Maurice Herbert Towneley-O'Hagan, 3rd Baron O'Hagan, so some say the story could be true. It is also believed that Baron O'Hagan was imitating the Swiss chalet built as a playhouse at Osborne House in East Cowes on the Isle of Wight for Queen Victoria and Prince Albert's children in 1854.

It is later quoted that Fred Karno, of silent film fame, friend and mentor of Charlie Chaplin and Stan Laurel, is claimed to have once owned this building too. Visitors such as Judy Garland, Charlie Chaplin and Fred Astaire have added to a sense of prestigious history that comes with the Chalet.

The Chalet was prefabricated and shipped from Switzerland in 1882 to be used originally as a boathouse and a predominate feature for the garden of a house called Riverholm, this palatial property was demolished by the 1920s and replaced with the houses you now see stretching downstream past the weir.





After a period as the boathouse for Riverholm, the Swiss Chalet was used as part of Hucks and Co boatyard and boat builders (owned by Frank Hucks, then by his son Dick) until 1996.

Upon entering the property, from an expansive terrace, a triple aspect Lounge come dining room leads through to a large fitted kitchen with multiple built in Gaggenau appliances, vast preparation areas and breakfast bar. A spiral staircase leads from this floor to other levels within the property.

The second floor has three bedrooms all with ensuite facilities and a utility room. From the landing here, there is a glass staircase leading to the master bedroom suite on the top floor.

All of the bedrooms have door access out onto the wrap around balconies that surround each level.



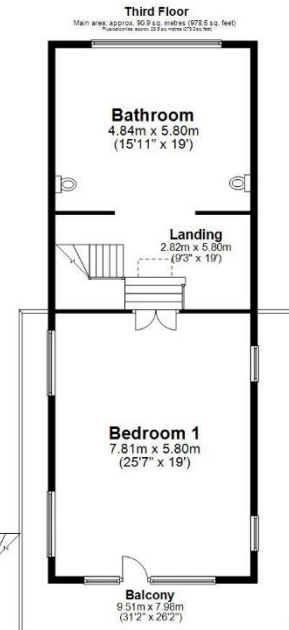
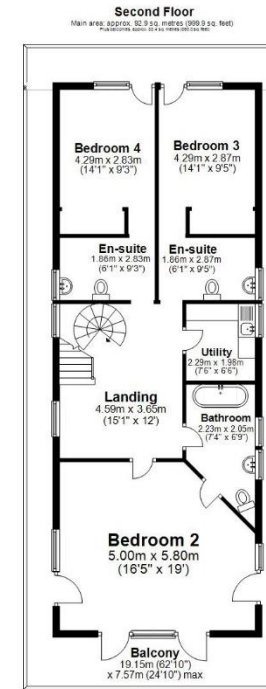
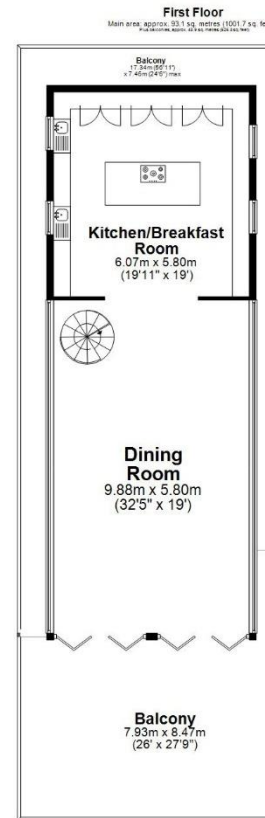
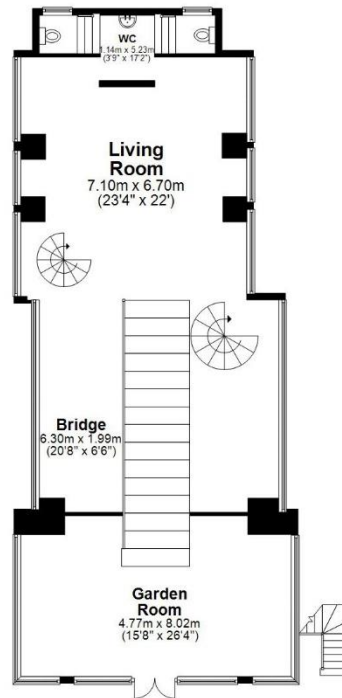
The lower floor has 2 levels, an additional room with twin cloakrooms and ornamental Japanese garden style bridge, leading to the garden room together with a turning staircase down to the vast subterranean underfloor heated room, suitable for use in many applications, whether that be a swimming pool, ( with some alteration needed), gymnasium, office space, guest accommodation or something else, with hugely high ceilings and vast windows offering natural light, this space has many options.

Hampton Court station is within 0.5 miles, with frequent trains to Waterloo taking between 34 and 37 minutes, with 43 direct trains a day. Also within 0.5 miles is the shopping area with a multitude of eateries, wine bars and public houses and of course Hampton Court Place itself.

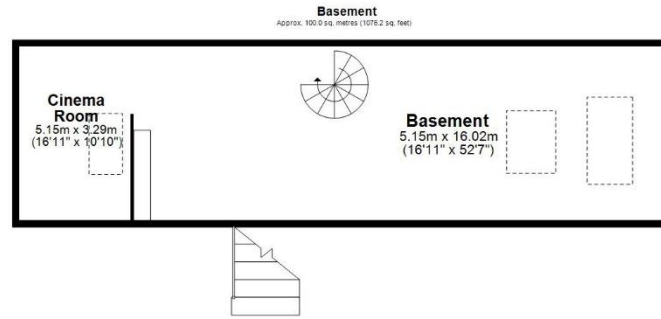
## INFORMATION

**TENURE:** Freehold  
**COUNCIL TAX:** G  
**COUNCIL:** London Borough of Richmond  
**EPC:** Exempt  
**PRICE:** £1,800,000

**Ground Floor**  
 Approx. 187.1 sq. metres (2014.1 sq. feet)



Main area: Approx. 564.0 sq. metres (6070.4 sq. feet)  
 Plus balconies, approx. 128.3 sq. metres (1385.1 sq. feet)  
 Floor Plan measurements are approximate and are for illustrative purposes only.  
 Plan produced using PlanUp





Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliance or fittings. Measurements, floorplans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consents has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.



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