WELL PRESENTED PERIOD HOME LOCATED ON ONE OF EAST MOLESEY'S FINEST ROADS

23 Arnison Road
East Molesey, Surrey KT8 9JF
VERSATILE AND SPACIOUS
ACCOMMODATION

23 Arnison Road East Molesey, Surrey
KT8 9JF

living room  •  open plan kitchen/dining/family room  •  5 bedrooms  •  5 bathrooms  •  study  •  office/library  •  utility
room  •  guest cloakroom  •  garage/workshop  •  garden
EPC rating = D

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. Pretty residential roads, good transport links and
quality schooling make this area very popular with families. The property is
well situated for an excellent range of both state and independent schools,
including, Tiffin’s School, Kingston Grammar School, Hampton School and
Lady Eleanor Holles School. The ACS International School in Cobham is also
nearby (5.5 miles away). 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 rail service to London Waterloo operates
from Hampton Court Station which is just 0.4 miles away.

Description
This charming period family home offers versatile and bright accommodation
throughout. The welcoming entrance hallway is light and spacious and leads
into an impressive open plan living area designed by the current architect
owner when they undertook a refurbishment and extension project in 2004 to
create a fantastic space ideal for modern day family living. The space
comprises family room with built in cupboards which leads through to a
fantastic kitchen/dining room which has a stunning double height glazed
vaulted ceiling filling the room with an abundance of natural light and two sets
of French doors open out to the garden patio. A staircase rises from this
room up to a galleried area ideal for use as a study or library area. Further
ground floor accommodation includes a separate living room to the front of
the house featuring an attractive working fireplace, study room, garage/
workshop and guest cloakroom.

The first floor can be accessed either from the entrance hallway or the
aforementioned second staircase leading from the kitchen/dining area. On
this floor there are 4 bedrooms, 3 with en-suites, and a family bathroom.
The second floor, also an extension to the original house in 2004, comprises
master bedroom with dressing room and bathroom.

The property has mature gardens to the rear, mainly laid to lawn, with a patio
area, ideal for entertaining. To the front of the property there is a gated
driveway providing ample off-street parking.

**Tenure:**
Freehold

**Local Authority:**
Elmbridge Borough Council

**Viewing:**
Strictly by appointment with Savills