



## Ditton House, Orchard Lane, East Molesey, KT8 0BN

| Energy Efficiency Rating                    |                            |   |
|---|----------------------------|---|
|   | Current                    | Potential   |
| Very energy efficient - lower running costs |                            |   |
| (92 plus) <b>A</b>                          |                            | <b>94</b>   |
| (81-91) <b>B</b>                            | <b>85</b>                  |   |
| (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 |                            |   |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                            |   |
|---|----------------------------|---|
|   | Current                    | Potential   |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                            |   |
| (92 plus) <b>A</b>  |                            |   |
| (81-91) <b>B</b>  |                            |   |
| (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 environmentally friendly - higher CO <sub>2</sub> emissions |                            |   |
| <b>England &amp; Wales</b>                                      | EU Directive<br>2002/91/EC |  |



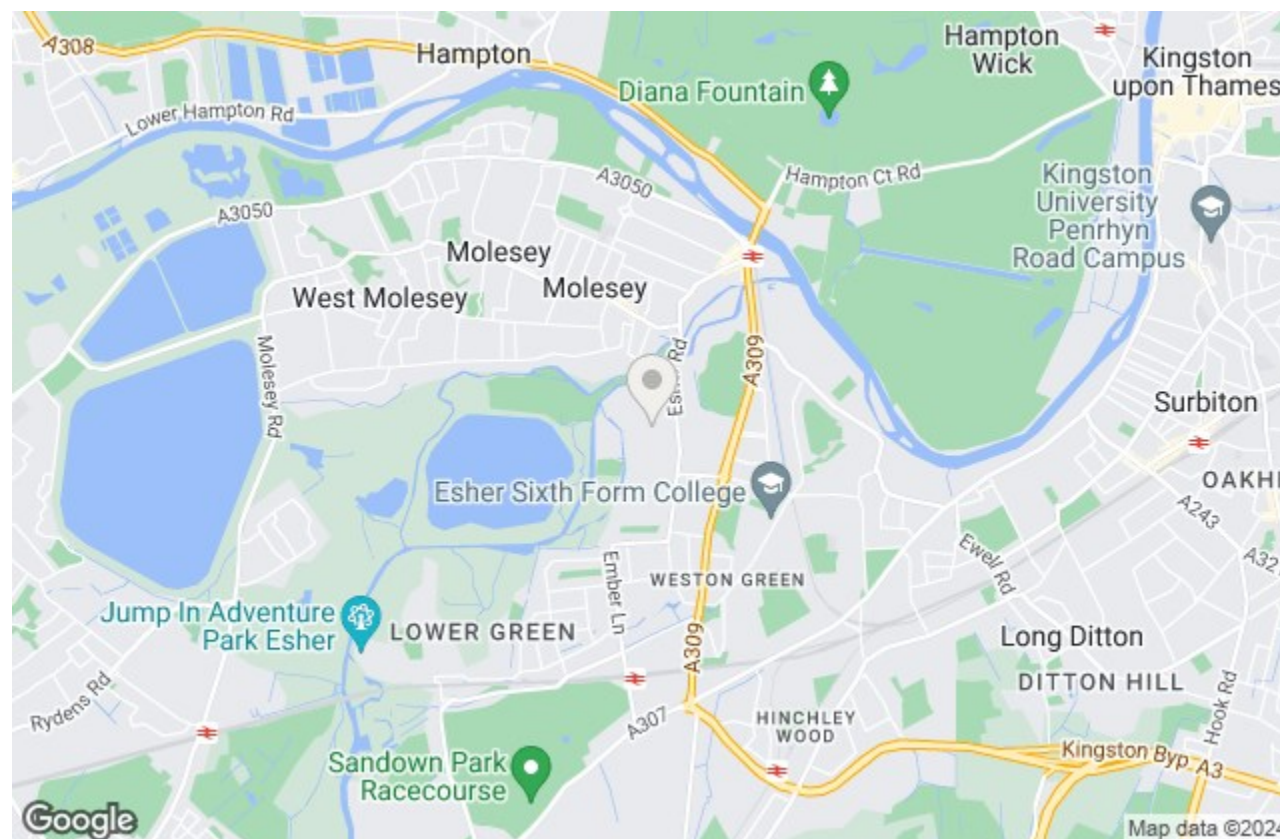
**£1,050,000 Freehold**

Harmes Turner Brown are pleased to present to the market this former show home in Orchard Lane, part of a prestigious Cala Homes development built approximately 6 years ago. The property is situated within a short distance of Esher and Hampton Court train stations giving access to London Waterloo in 30 minutes, Hampton Court Palace and East Molesey's local shops, cafes and schools.

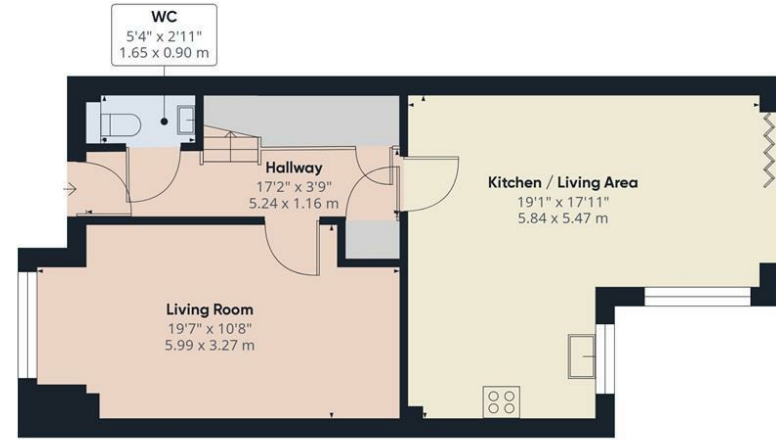
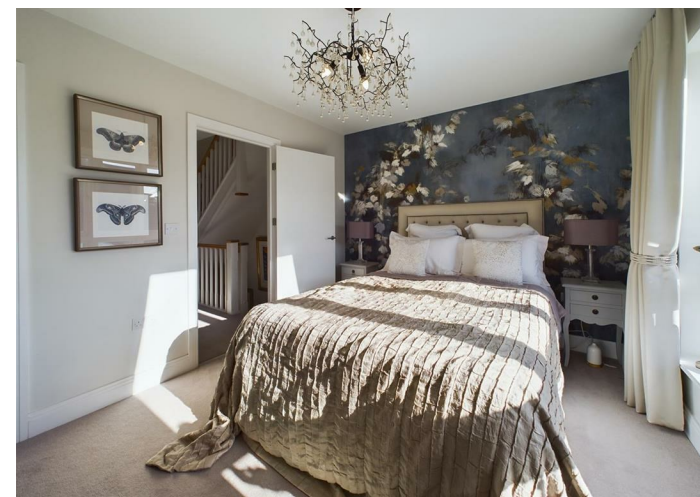
Accommodation comprises:- entrance hallway, ground floor w/c, an impressive open-plan kitchen/dining/family room with folding doors out onto the garden and a bay fronted living room on the ground floor. Stairs lead to the first floor where there are three good sized bedrooms and two bathrooms, the master bedroom having an en-suite and walk-in dressing room. Further stairs lead to the second floor where there are two further bedrooms and a shower room.

To the rear is an attractive, south facing rear garden offering a great degree of privacy which leads to a car port with two parking spaces. Other features include underfloor heating to the ground floor, Sonos speaker system in the main living areas and master bedroom and a security alarm system.

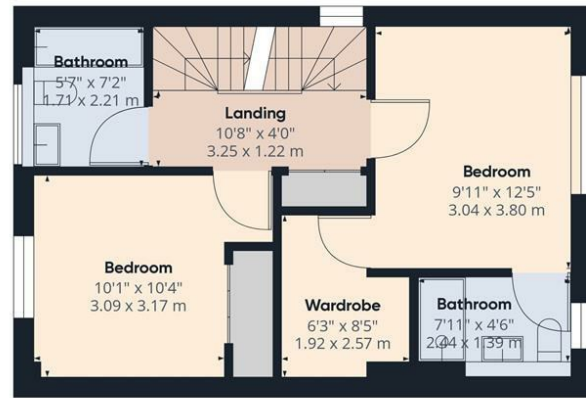
Viewings are highly recommended to appreciate the quality of finish and space on offer with this impressive modern home. Please contact our East Molesey office on 0208 001 8385 to arrange an appointment to view. Council tax band F.



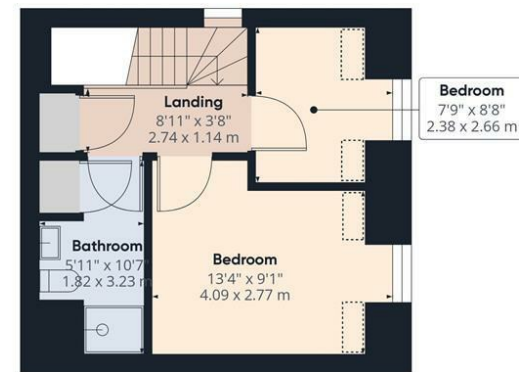
# Orchard Lane, East Molesey, KT8 0BN



Floor 0



Floor 1



Floor 2

Approximate total area<sup>8</sup>  
1361.29 ft<sup>2</sup>  
126.47 m<sup>2</sup>

Reduced headroom  
12.68 ft<sup>2</sup>  
1.18 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

- FOUR BEDROOMS
- CLOSE TO TOWN CENTRE AND MAINLINE STATION
- KITCHEN/DINING/FAMILY ROOM
- EN-SUITE AND DRESSING ROOM TO MASTER BEDROOM
- TWO PARKING SPACES
- CUL-DE-SAC POSITION
- GOOD SIZED LOUNGE WITH BAY FRONTED WINDOW
- DOWNSTAIRS WC
- SOUTH FACING PRIVATE REAR GARDEN
- SONOS SPEAKER SYSTEM IN MAIN LIVING AREAS AND MASTER BEDROOM

This plan is a representation of the property and measurements, where given, are approximate. None of the fixtures and fittings have been tested by us. These details are thought to be materially correct but we cannot guarantee there are no error and emissions and they do not form part of any contract