



Beauchamp Road, East Molesey, Surrey, KT8 0PA

Asking Price £2,395,000 Freehold

- SUBSTANTIAL DETACHED PROPERTY
- 4 RECEPTION ROOMS INCLUDING CONSERVATORY
- 3RD FLOOR ANNEX WITH KITCHEN
- GARDEN STUDY WITH EN-SUITE
- 7 DOUBLE BEDROOMS
- KITCHEN & BREAKFAST ROOM
- GARAGE & OFF STREET PARKING
- 4 BATHROOMS
- G/F CLOAK ROOM, PANTRY & UTILITY ROOM
- SOUTH FACING REAR GARDEN

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A truly one-off opportunity to purchase a stylish detached Victorian family home, on the market for the first time in more than 45 years. There are many original features of the period including fireplaces, high ceilings, cornices and roses, stair banisters, and spindles to name just a few.

There is a private front driveway with ample parking for numerous cars and the property sits on a large rear south-facing plot. The garden includes a variety of different areas to enjoy with a pergola and flower meadow, together with a spacious lawn and patio. A home office with a convenient en-suite provides a perfect place with facilities close to the main house and of course offering numerous other uses.

Back inside the property, the upper floors are approached via a beautiful hardwood staircase leading to very spacious bedrooms and a top floor currently set up as a separate annex accommodation with its own kitchen facilities. Your viewings are highly recommended.



Council Tax Band: H







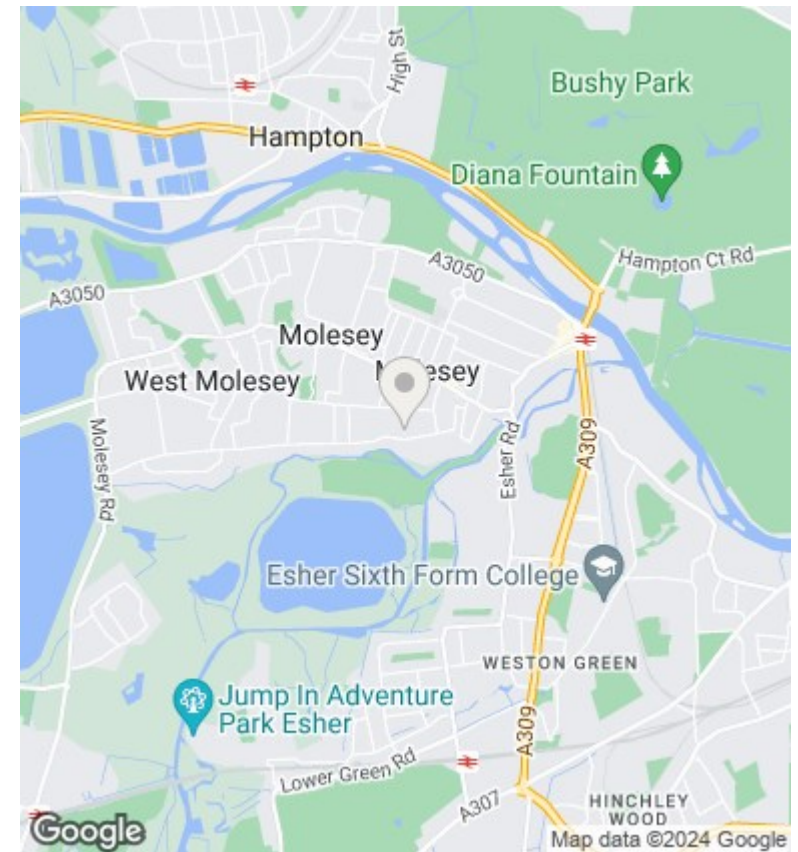




APPROX. GROSS INTERNAL FLOOR AREA 3636 SQ FT / 338 SQ M (MAIN HOUSE)
 APPROX. GROSS INTERNAL FLOOR AREA 278 SQ FT / 26 SQ M (OUTBUILDING)
 APPROX. GROSS INTERNAL FLOOR AREA 3914 SQ FT / 364 SQ M (TOTAL)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser/buyer. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	