



## Highbury House, 80 Hurst Road, East Molesey, KT8 9AG

Asking Price £1,695,000 Freehold

**RAWLINSON  
&WEBBER.**

- SUBSTANTIAL HOME
- KITCHEN/DINING ROOM
- OFF-STREET PARKING
- SUMMER HOUSE
- 6 BEDROOMS
- LOUNGE
- SOUTH-FACING REAR GARDEN
- 2 BATHROOMS
- GYM, STUDY, BOOT & UTILITY ROOM
- SWIMMING POOL

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020 8941 1234

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# Property Description

Discover 'Highbury House' a substantial 6-bedroom detached home, overlooking Hurst Meadow and the scenic surroundings of East Molesey. This expansive Surrey property is in an idyllic setting amidst natural beauty, boasting large grounds that include a swimming pool, outdoor bar, and a summer house, while still being conveniently located.

The ground floor features a spacious entrance hallway with a staircase and a convenient cloakroom. A vast reception/family room enjoys an abundance of natural light with large bi-folding doors that span the width of the rear, seamlessly connecting indoor and outdoor living. The modern kitchen/dining area is fitted with sleek white cabinets, built-in appliances, and a breakfast bar, while the generous dining area at the rear, complete with bi-folding doors, provides an ideal space for entertaining with views over the garden. Additionally, the ground floor includes a gym, a study, a utility/boot room and a storage room.

The first floor offers four double bedrooms, each with built-in storage, a spacious landing, and a contemporary bathroom featuring both a shower and a corner bath. Moving upstairs, the second floor comprises two additional double bedrooms, with the principal bedroom boasting a large en-suite shower room and a Juliette balcony.

Externally, the property offers off-street parking for multiple vehicles and stunning rear south-facing grounds, complete with a swimming pool and a summer house. This remarkable home provides ample space for a large family, combining scenic views and luxurious amenities to create a truly unique living experience in East Molesey.

 6  2  2  D

Council Tax Band: G













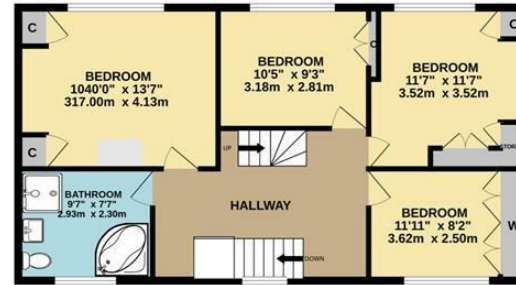




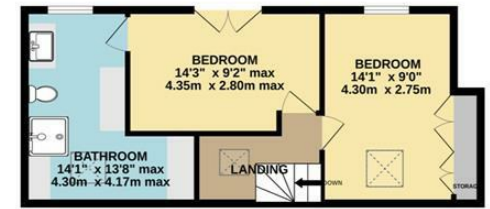
GROUND FLOOR  
1614 sq.ft. (149.9 sq.m.) approx.



1ST FLOOR  
735 sq.ft. (68.3 sq.m.) approx.

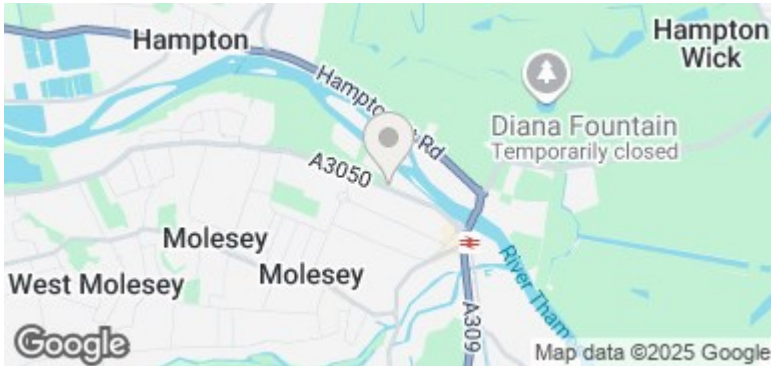


2ND FLOOR  
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA : 2812 sq.ft. (261.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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 energy efficient - higher running costs		
<b>England &amp; Wales</b>	68	72
	EU Directive 2002/91/EC	