



**RAWLINSON  
&WEBBER.**

Winchilsea Crescent, West Molesey  
Asking Price £950,000 Freehold





## WINCHILSEA CRESCENT KT8



Approximate Gross Internal Floor Area: 162 m sq / 1744 sq ft  
 Garage Room: 21 m sq / 221 sq ft  
 Total Area : 183 m sq / 1965 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatements. These plans are not to scale and are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

## Property Description

A rare opportunity to acquire a substantial five-bedroom detached family home, beautifully extended and offering very generous accommodation throughout. Situated on the highly sought-after Winchilsea Crescent, the property enjoys wonderful river views and is only moments from Hurst Park and the banks of the River Thames, providing an idyllic setting for riverside walks and leisure.

The ground-floor offers a welcoming entrance porch and hallway leading to a spacious 21ft living room with fireplace and sliding doors opening onto the garden. A large 17ft shaker style kitchen/breakfast room benefits from ample unit and worktop space, built-in appliances and provides direct access to the integral double-berth garage and also further sliding doors to the garden. There is also a dedicated home office/guest room with a shower & W/C adjacent.

Upstairs, the property boasts five well-proportioned double bedrooms, 4 of which benefit from built-in wardrobes. The superb 19ft principal bedroom comprises an en-suite bathroom. There is also a family bathroom, landing and loft space. Internally, the house is set back with a deep driveway with ample parking, an integral double-width garage, while to the rear there is a generous west-facing garden and rear pedestrian gate.

Perfectly positioned to enjoy riverside living, the property is within easy reach of local shops, highly regarded schools, and Hampton Court Palace, as well as excellent transport links into Central London.

Some images have been digitally enhanced or dressed using AI technology for illustrative purposes only. They are intended to provide inspiration and visual ideas for potential buyers and may not reflect the current or actual condition of the property/products.

## Features

- DETACHED PROPERTY WITH RIVER VIEWS
- 5 DOUBLE BEDROOMS
- 3 BATHROOMS INCLUDING EN-SUITE BATHROOM
- RECEPTION ROOM
- KITCHEN
- STUDY
- OFF-STREET PARKING & INTEGRAL GARAGE
- SUBSTANTIAL WEST-FACING REAR GARDEN
- CLOSE PROXIMITY TO HURST PARK & THE RIVER THAMES
- NO ONWARD CHAIN

Council Tax Band

G

EPC Rating:

D

