







## KEY FEATURES

- Grade II Listed
- Private Balcony
- Off-Street Parking
- Double Garage
- High Ceilings
- Gated Property
- Garden

The house is located moments from Hampton Court Palace and offers great views over the parks and the palace itself.

The house comprises in total eight bedrooms and five bathrooms which are presented to a very high standard. The property consists of formal reception rooms, family room, dining room and drawing room, plus a grand entrance hall, study, utility room and wine cellar. Located on the second floor is a grand principle suite with en-suite, plus seven further bedrooms and a sizeable balcony.

The property has large gardens and backs onto Bushy Park offering great views. The house and gardens are fully walled and gated giving fantastic privacy and comes with parking for cars, plus a garage.

Given the period nature of the property, there are various structural irregularities that will require any potential purchaser to review and address, as necessary. This may preclude some lending routes and for this reason cash buyers preferred."



8 BEDROOM



5 BATHROOM







## ACCOMMODATION

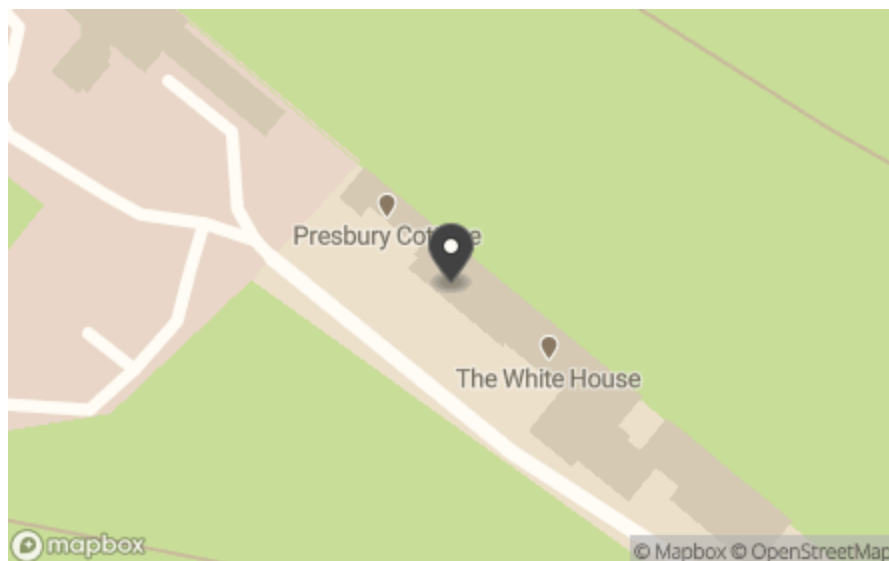
Entrance Hall  
Two Kitchens  
Dining Room  
Study  
Drawing Room  
Guest WC  
Eight Bedrooms  
Four Bathrooms  
Garage  
Two Storage Rooms  
Plant Room

## LOCATION

Prestbury House is within easy commuting distance of Kingston upon Thames and Richmond offering many fine shopping and dining options, plus multiple transport options throughout the local area; including Richmond.

For those commuting further afield the over ground links you into Central London and Heathrow Airport is a short drive away. There are a number of leading state and private schools close to hand.

The house stands prominently overlooking Hampton Court Green and backs into the fabulous wide open spaces of the Royal grounds of Bushy Park and with views of the Royal Paddocks. This impressive property is not short on stunning views and offers lateral and versatile living spaces.









# HAMPTON COURT ROAD, EAST MOLESEY, MOLESEY, KT8

Approx. gross internal area  
7389 Sq Ft. / 686.5 Sq M. Inc. Garage / Excluding Shed



## TERMS

Price: £3,150,000

Tenure: Freehold

Council Tax Band: H

Viewing: By appointment only



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