

# SNELLERS

ESTATE AGENTS



**Hampton Court Road, KT8**

**£799,950**

Enjoying stunning panoramic views to the rear over and across the Royal Paddocks and towards Bushy Park, and to the front over Home Park and towards Hampton Court Palace is this split level Grade II Listed Georgian conversion apartment offering 1,766 sq ft of accommodation



The property is entered via a well maintained communal entrance hall. The raised ground floor accommodation consists of an entrance hall with door and staircase leading down to the lower ground floor hallway, a reception room with a feature fireplace, a second reception room with a feature fireplace, a study with a part glazed door leading to the front/side courtyard garden, a principal double bedroom with a walk-in wardrobe and an en suite bathroom, a further double bedroom and a separate shower room.

The lower ground floor accommodation consists of a hallway with a storage cupboard, a kitchen/dining room, two double bedrooms and a large storage room,

Outside to the front/side is a secluded south facing courtyard garden which is mostly laid to patio with established flower and shrub displays. Gates provide vehicular access providing off street parking for one vehicle.

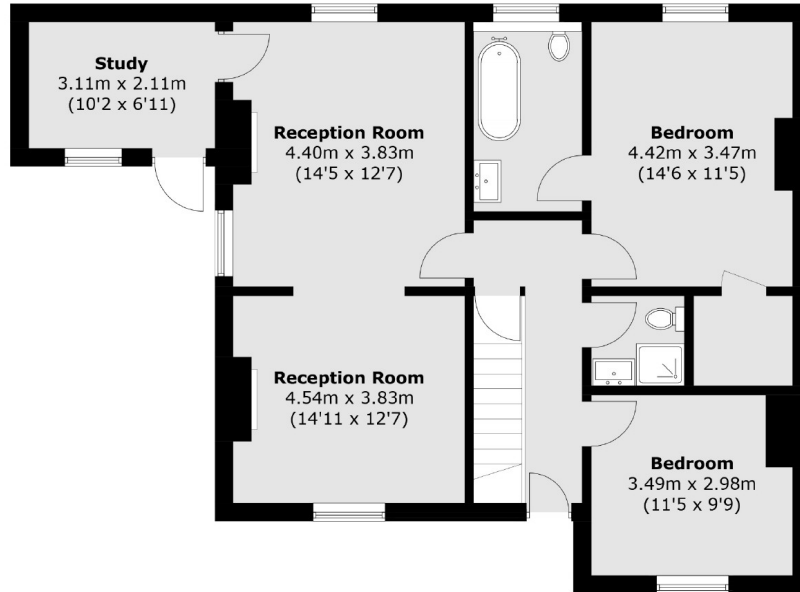
Vine House, Hampton Court Road is set in a wonderful location surrounded by history. Royal Bushy Park, Hampton Court Palace, the River Thames, Hampton Court station and East Molesey's popular Bridge Road with its, boutique and antique shops, cafés, bars and restaurants are all a short walk away.

- Four Double Bedrooms • Two Reception Rooms • Study •
- Kitchen/Dining Room • Bathroom & Shower Room • Courtyard Garden

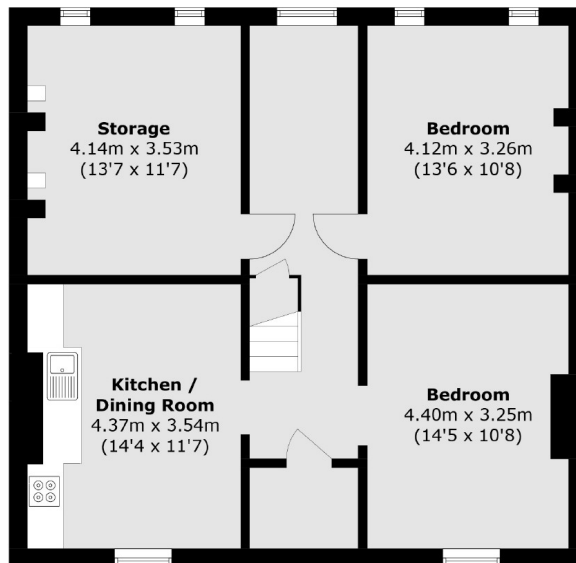


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**Raised Ground Floor**



**Lower Ground Floor**

Total area (approx.): 164.1 sq. m (1,766.3 sq. ft)

Snellers Hampton Hill Sales  
197-201 High Street  
Hampton Hill  
TW12 1NL  
020 8783 0083  
hamptonsales@snellers.co.uk

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