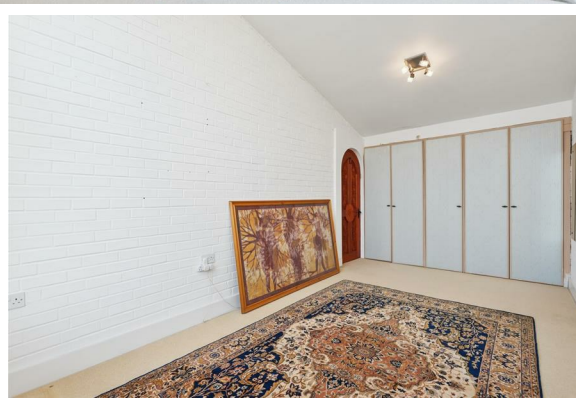




**RAWLINSON
&WEBBER.**

Hansler Grove, East Molesey
Offers In Excess Of £1,500,000 Freehold





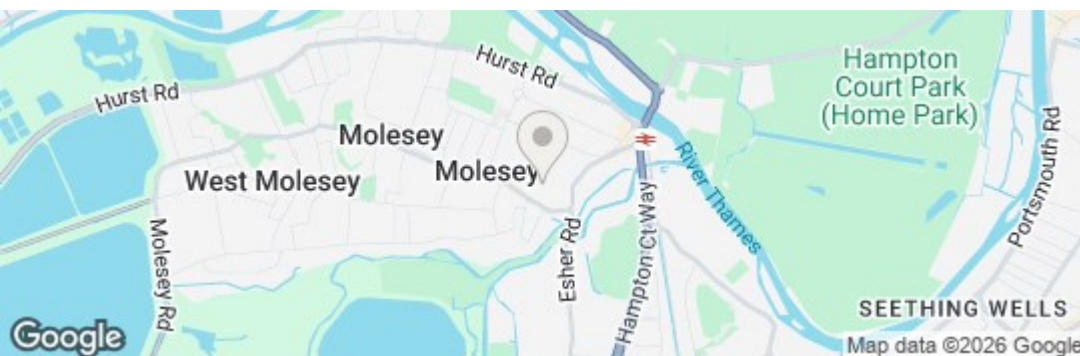
Hansler Grove, KT8



Approx. Gross Internal Floor Area 2690 sq. ft / 249.83 sq. m

This Plan is for Guidance only. Not drawn to scale unless stated. Window and door openings are approximate. The services, system and appliances shown have not been tested and no guarantee as to their operability and efficiency can be given. whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

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

Description

For sale is this striking architect-designed family home arranged over five dynamic levels, which is a rare opportunity in the heart of East Molesey. Blending generous proportions with an intelligent, contemporary layout, this 2,690 sq. ft. residence, offers versatile living spaces, exceptional natural light, and an imaginative use of sub-levels that define the home's character.

Set back on a desirable residential road, the property immediately impresses with its architectural composition, featuring a dedicated garage and a substantial storage room positioned above it. Offering already granted planning for a first floor side extension Ref: 2017/1799.

The ground floor has been thoughtfully designed to maximise flow and flexibility. The entrance hallway showcases the sub-levels off perfectly and leads to a beautifully scaled lounge measuring nearly 26 ft. in length. Adjacent sits a bright kitchen with direct access to the driveway, positioned cleverly to create visual interest and a sense of openness. A separate dining/family room provides an ideal private environment, while a guest cloakroom completes this floor.

A standout feature of the home is its impressive basement level, consisting of two substantial rooms. These spaces are perfectly suited for a gym, cinema room, office or studio.

On the upper floor, the property continues its well-planned design with four generously sized bedrooms. The principal bedroom benefits from fitted wardrobes and an en-suite shower room. A large modern family bathroom serves the remaining rooms.

Externally, the home comprises a substantial rear, landscaped garden with a covered entertaining area a wonderful and ideal outdoor space throughout the seasons. At the front, ample parking is offered on its own driveway.

With its clean architectural lines, multi-layered internal structure, and large, versatile rooms, this property is a well engineered and combines thoughtful craftsmanship with contemporary family living.