

Matham Road  
East Molesley, KT8

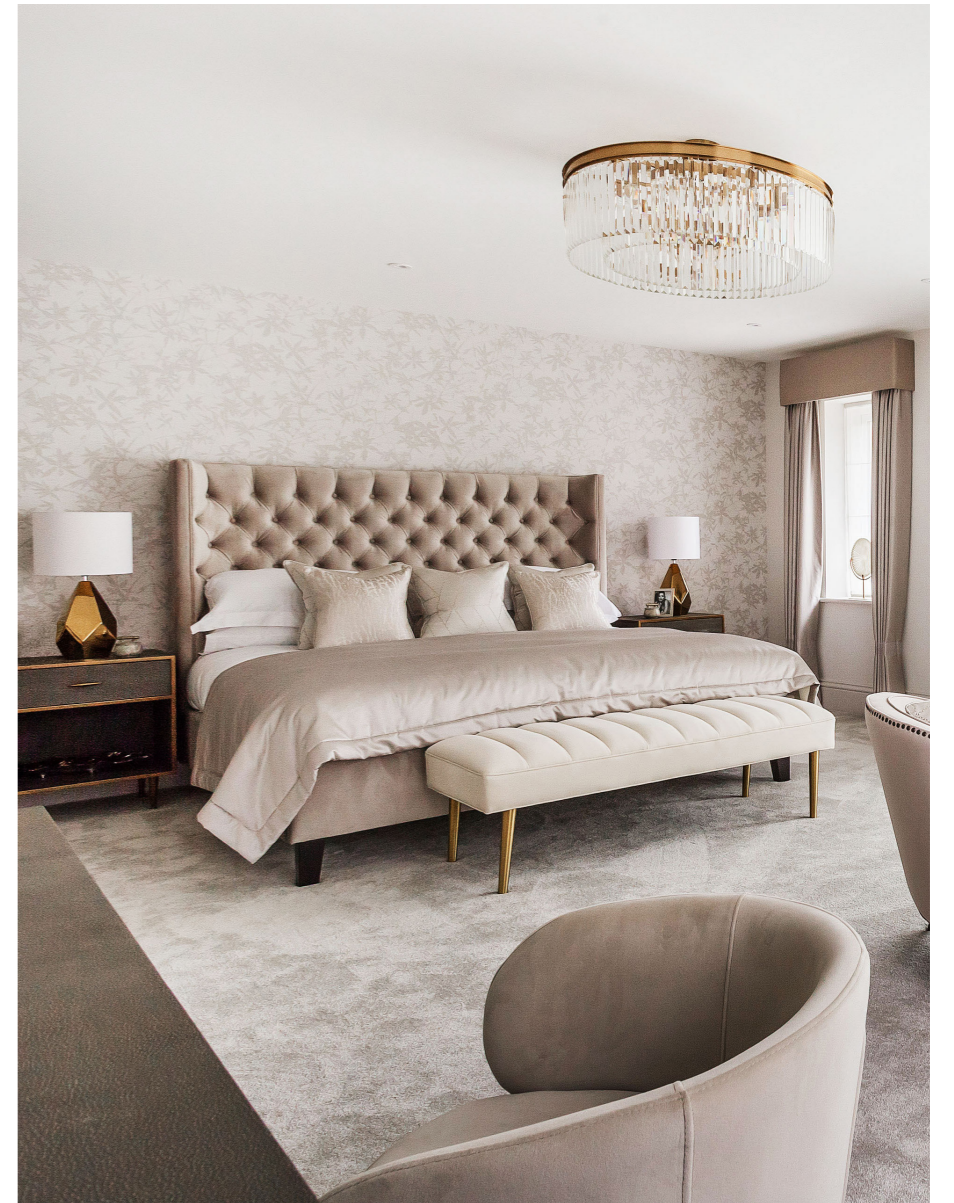
**Dexters**



## Welcome to Matham Road

Matham Road is an elegant development of just two neo-classical four bedroom town houses, situated within the highly sought-after and well-connected area of East Molesey.

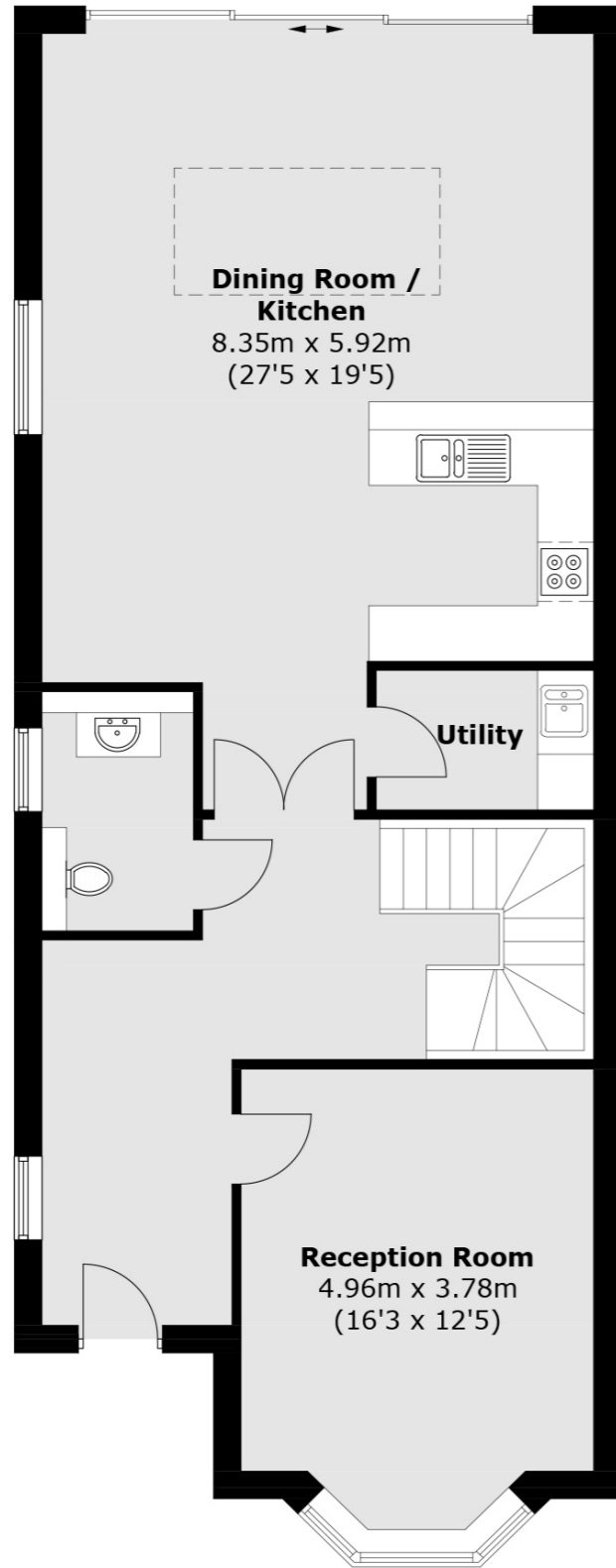
The development has taken many design cues from the surrounding Georgian, Victorian and Edwardian architecture, blending in seamlessly. Nestled between the River Thames to the north and the River Mole and River Ember to the south, Matham Road really does have it all: modern town-based living with beautiful countryside on its doorstep. Enjoy easy access to the many local amenities, before escaping to the perfect peace and tranquillity of Bushy Park, a stunning destination perfect for long walks and family days out, just five minutes away by car.



\*Photos of a similar development by the developer

# Floorplans

House 1  
Ground Floor

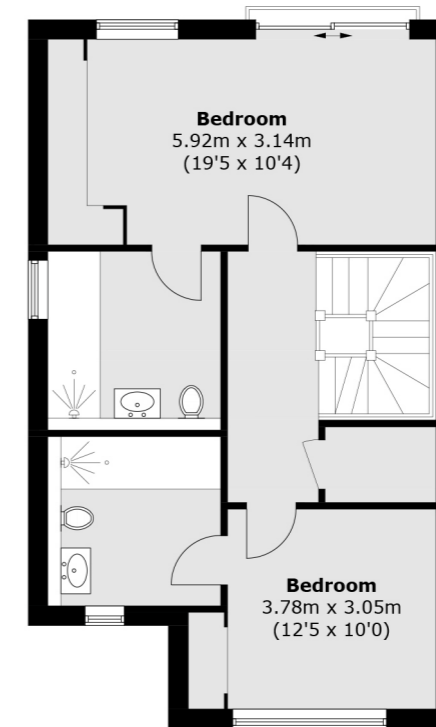


Total area (approx.) : 205.0 sq. m (2,206.6 sq.ft)

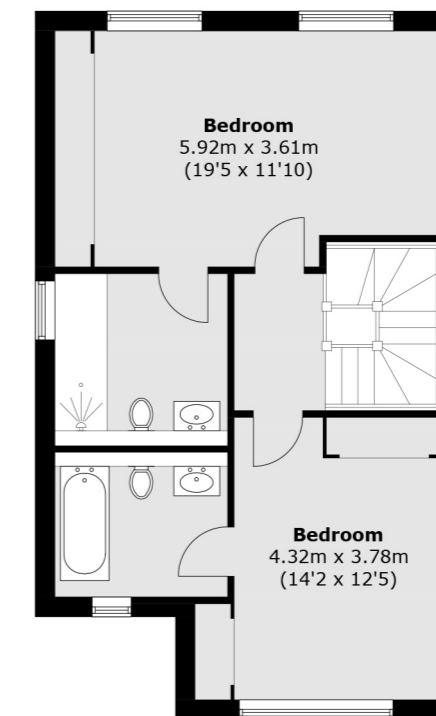
\*Floorplans are approx sizes and considered as a guide only

# Floorplans

House 1  
First Floor



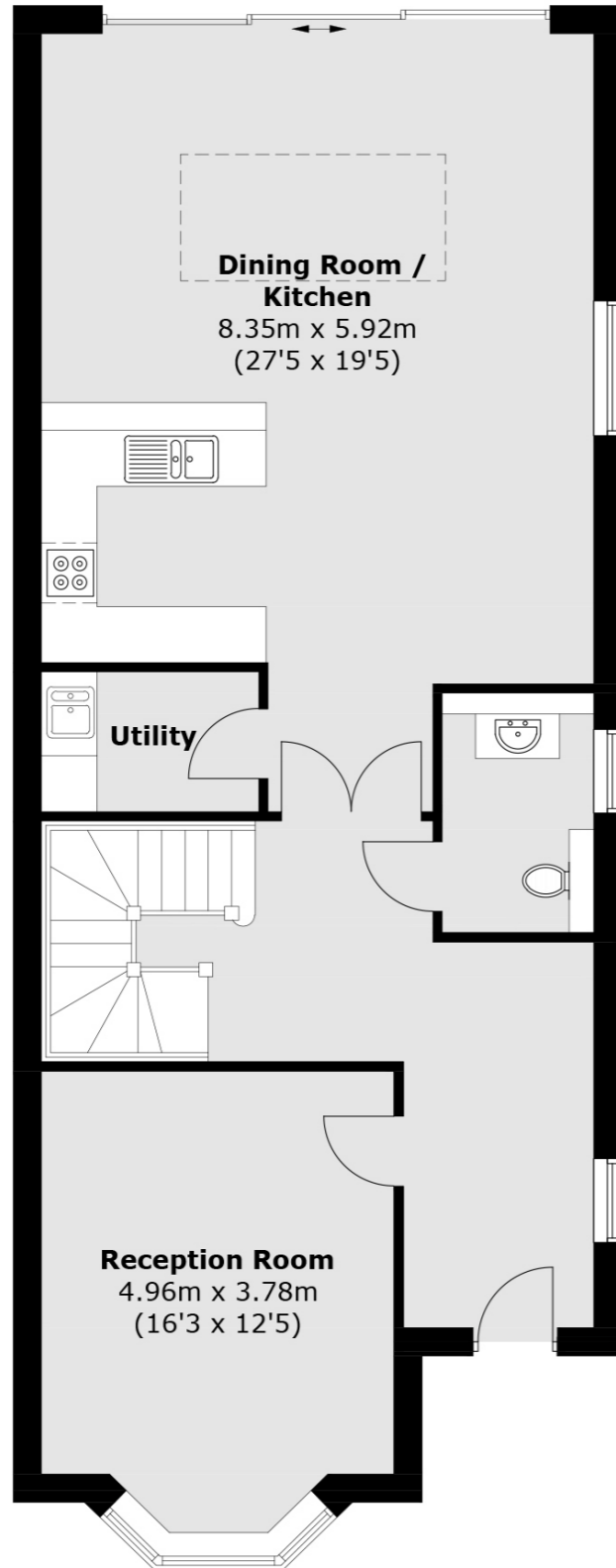
House 1  
Second Floor



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# Floorplans

House 2  
Ground Floor

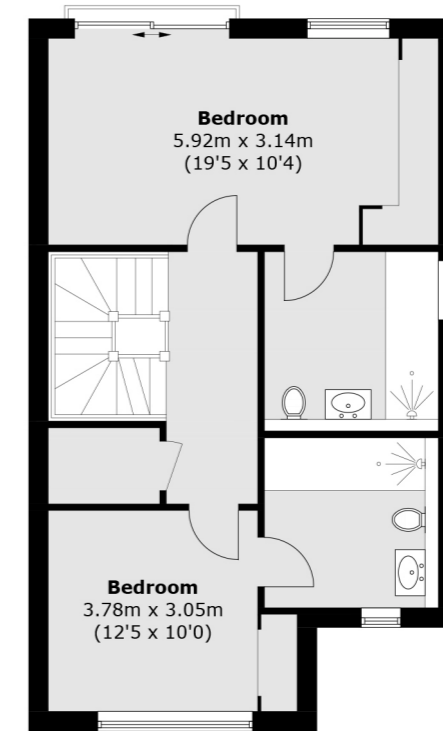


Total area (approx.) : 205.0 sq. m (2,206.6 sq.ft)

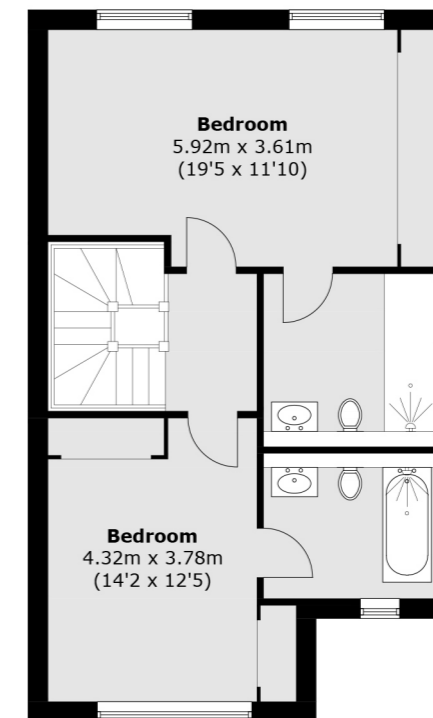
\*Floorplans are approx sizes and considered as a guide only

# Floorplans

House 2  
First Floor



House 2  
Second Floor



\*Floorplans are approx sizes and considered as a guide only

## Local area map

### Amenities

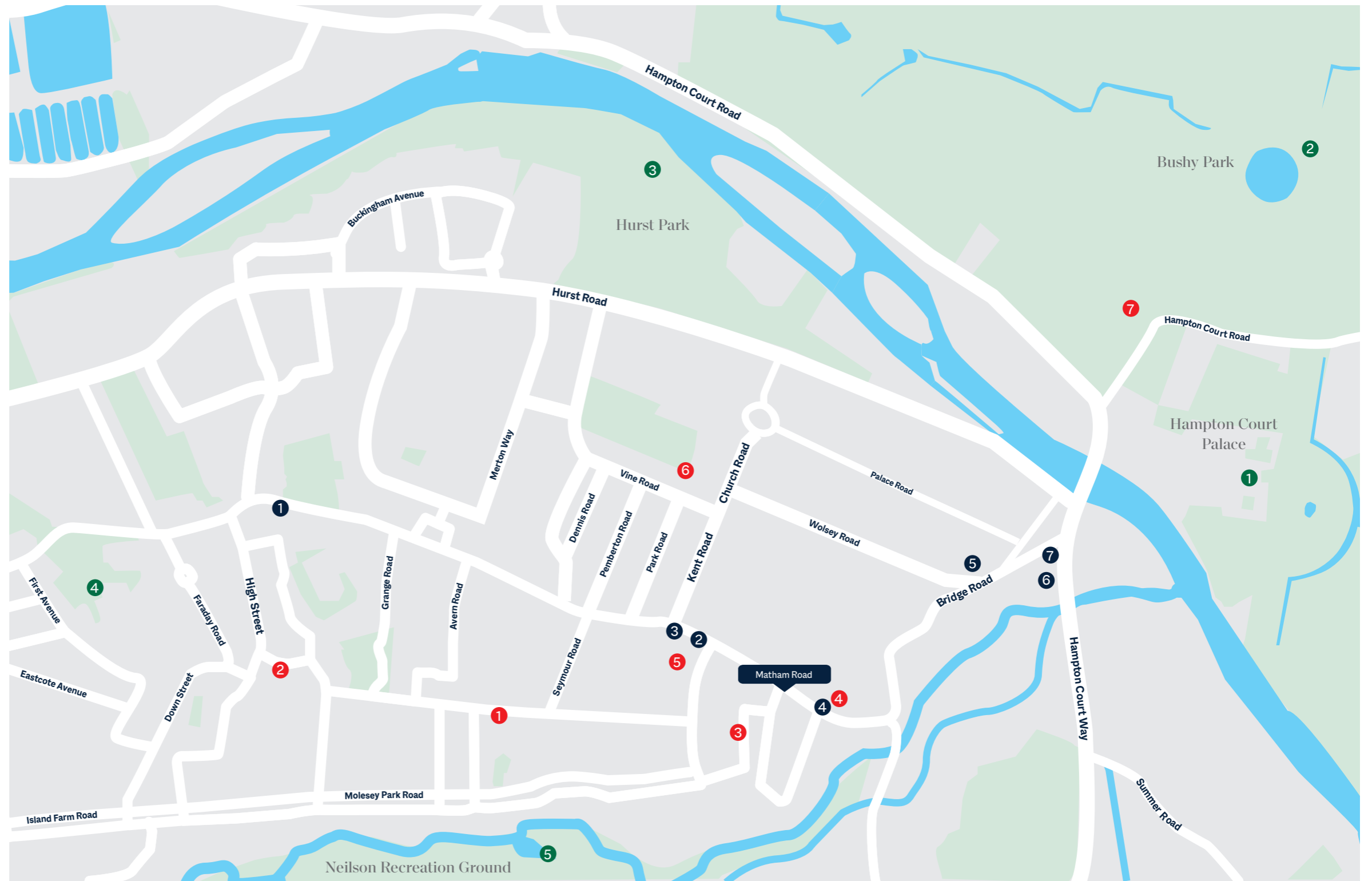
- ① Sainsburys Local
- ② Tesco
- ③ Restaurant Averno
- ④ Molesey Cafe
- ⑤ Mezzet Restaurant
- ⑥ M&S Simply Food
- ⑦ Sakura Yakiniku

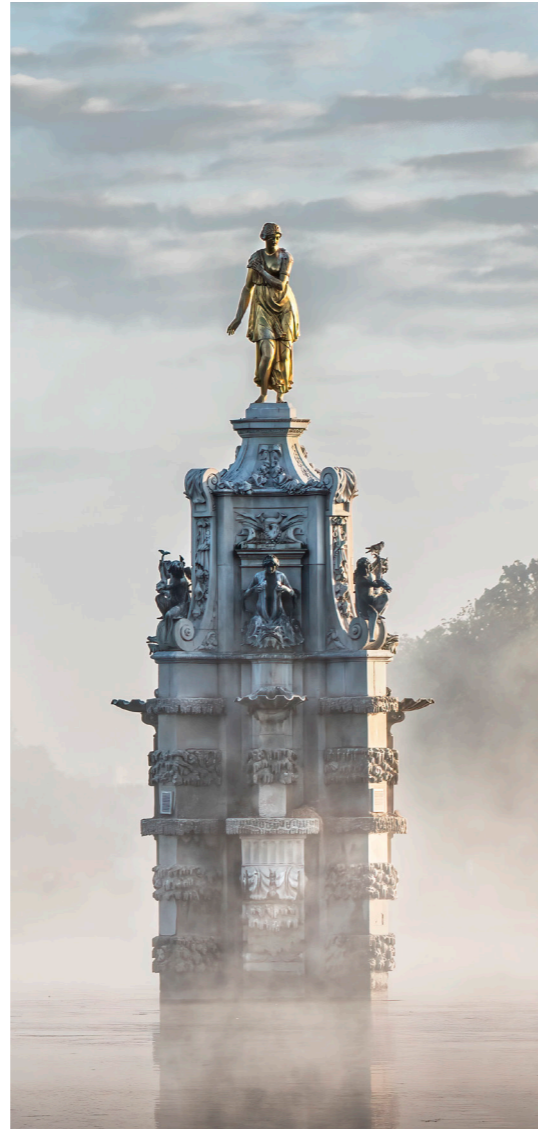
### Schools

- ① St Albans Primary
- ② Chandlers Field School
- ③ Sapphires Nursery
- ④ The Orchard School
- ⑤ Little Heroes Nursery
- ⑥ St Lawrence Cofe
- ⑦ Hampton Court House School

### Parks & Green Space

- ① Hampton Court Palace
- ② Bushy Park
- ③ Hurst Park
- ④ Grovelands Recreation Ground
- ⑤ Neilson Recreation Ground





### Amenities

Discover the enviable lifestyle that living at Matham Road can bring. After a short walk, find yourself at popular Molesey High Street. The town has plenty of shops and cafés near picturesque green spaces, including many stylish boutiques and independent stores. Molesey also benefits from supermarkets, including Sainsbury's Local, Tesco, Molesey Food and Wine Convenience Store and Molesey Convenience Store. There are also two Post Offices serving Molesey.

### Schools

Local primary schools rated good and outstanding by Ofsted is St Alban's Catholic Primary School, Cranmere Primary School and Hurst Park Primary School. Several high-performing independent schools are nearby, including Notre Dame School, Hampton Court House School, Claremont Fan Court School and Lady Eleanor Holles School. Molesey also benefits from a good and varied choice of nurseries and pre-schools.

### Parks, Green Space and Recreation

A little further afield, just 12 miles away, you will find the RHS Garden, Wisley, one of the world's greatest gardens, packed with horticultural inspiration covering 240 acres. The Hurst Pool and Sandown Sports and Ski complex are both a short car journey away. Molesey has clubs for tennis, horse riding, cricket and golf. If you prefer to exercise in the fresh air, or simply enjoy nature, you will love spending time at Bushy Park, the second largest of London's eight Royal Parks. At over 1,000 acres, it is home to wild deer and the famous Grade I listed Diana Fountain.

### Transport

With central London accessible within 37 minutes via train, commuting to the city for work, or spending an exciting day off in the capital is easy.



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