



Molembur Road, East Molesey, KT8



DESCRIPTION:

We are delighted to present this substantial detached family home, nestled within a highly sought-after private road and backing directly onto the tranquil River Mole. Offered to the market for the first time in many years, this well-loved residence provides generous and versatile living accommodation across two floors, with outstanding potential for remodelling and updating to suit modern family life.

The ground floor comprises two spacious reception rooms, both enjoying views over the river garden and offering direct access outside—perfect for entertaining or simply relaxing by the water's edge. A large kitchen/breakfast room presents ample scope for reconfiguration, while a separate office, which could also serve as a fourth bedroom, and a cloakroom complete the ground floor layout.

Upstairs, a bright and expansive landing leads to three well-proportioned double bedrooms and a family bathroom. Elevated views from this level take in both the River Mole to the rear and the River Ember to the front, showcasing the home's enviable riverside setting.

Outside, the property enjoys a generous plot with beautifully established gardens backing the water, creating a private and peaceful sanctuary. There is an integral garage and driveway parking leading to the front door. The home is located just moments from the heart of Hampton Court village, with its charming selection of boutique shops, cafés, restaurants, and pubs. Historic Hampton Court Palace and the Royal Bushy Park are within walking distance, as is the River Thames towpath, offering miles of scenic riverside walks and cycling routes.



Families will appreciate the excellent selection of schools in the area catering to all age groups, while commuters benefit from the nearby Hampton Court station, providing regular rail services into London Waterloo.

Offering approximately 1,619 sq ft of accommodation and superb scope for renovation, this is a rare and exciting opportunity to create a forever home in one of the area's most desirable locations.

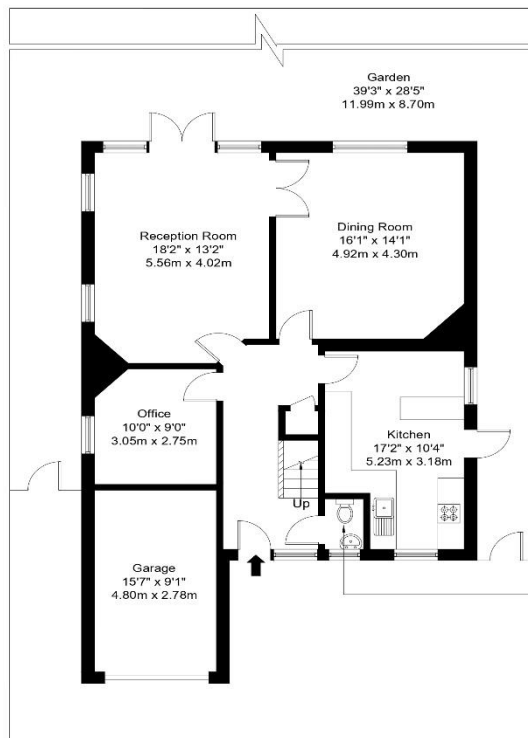
Early viewing is strongly recommended.

Molembor Road, KT8 9NH

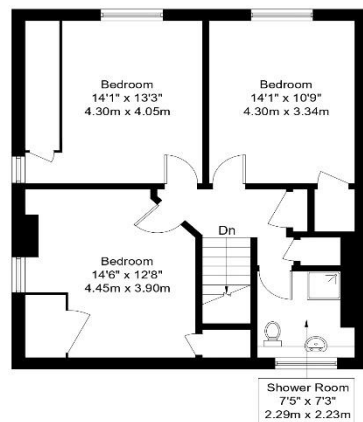
Approx Gross Internal Area = 150.47 sq m / 1619 sq ft

Garage = 13.34 sq m / 143 sq ft

Total = 163.81 sq m / 1763 sq ft



Ground Floor



First Floor

Ref :

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**BLEU
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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INFORMATION

TENURE: Freehold

EPC: E

PRICE: £1,250,000

COUNCIL: Elmbridge Borough Council

COUNCIL TAX: Band G

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		



Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliance or fittings. Measurements, floorplans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consents has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

