

Vine Road, East Molesey
Surrey, KT8



Beyond your expectations

A unique & architecturally intriguing home

Hamptons International

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Entrance Hall | Open Plan Family / Sitting / Dinning Room | Kitchen / Breakfast Room | Study | Utility and Shower Room | Master Bedroom with En Suite Shower Room | 3-4 Further Bedrooms | Family Bathroom | Garage | rooftop Rear Garden

Guide Price £1,150,000 Freehold

Description

A very unique and individually designed home with open plan living spaces and a fascinating architectural approach to skilfully compliment and enjoy the surrounding garden and plot. Designed and built by architect Peter Squires for his own occupation in 1982 and then further extended and refurbished in 2005 by Peter in collaboration with the acclaimed Dive architects to create a home that provides in excess of 2000 sq ft of flexible accommodation.

Outside

Positioned within a mature secluded plot with a lovely well stocked rear garden measuring in excess of 100ft long. It is understood the 2005 extension and refurbishment project was designed and built around the magnificent beech tree in the rear garden, placing emphasis on natural light and views of the garden with the construction predominantly made up of timber and glass with a timber frame and handsome cedar cladding.

Location

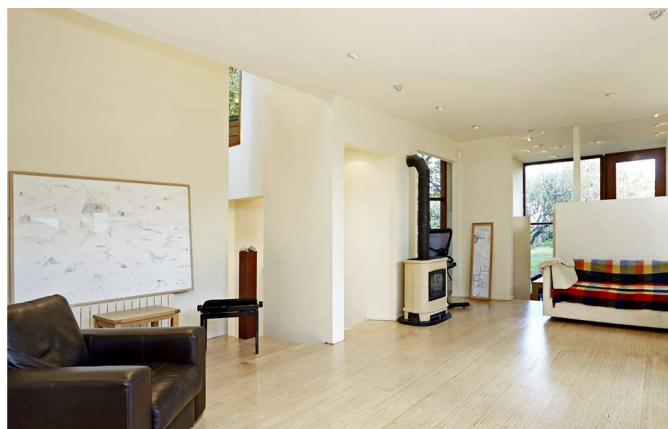
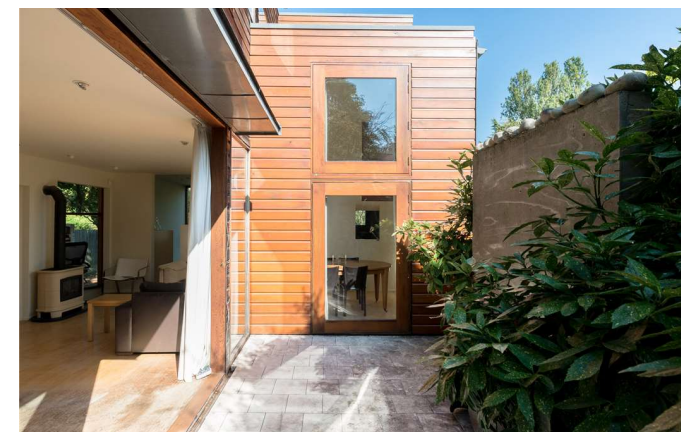
Vine Road is situated in a quiet location yet close to East Molesey's main High Street. The quaint Bridge Road area with its eclectic mix of coffee shops, boutiques and restaurants is approx half a mile and just beyond is Hampton Court station with links to Waterloo in under 40 mins.

A more extensive shopping centre in nearby Kingston upon Thames which can be reached by enjoying a

wonderful walk along the Thames towpath. Steeped in history and set in 60 acres of beautiful riverside gardens, Hampton Court Palace, home of Henry VIII is close by.

The area is well renowned for its excellent schools with The Orchard, Cranmere, St Lawrence and Esher College. Tiffin Boys, Tiffin Girls, Shrewsbury Lodge, Lady Eleanor Hollis and Hampton are among the most popular of the Independent schools.

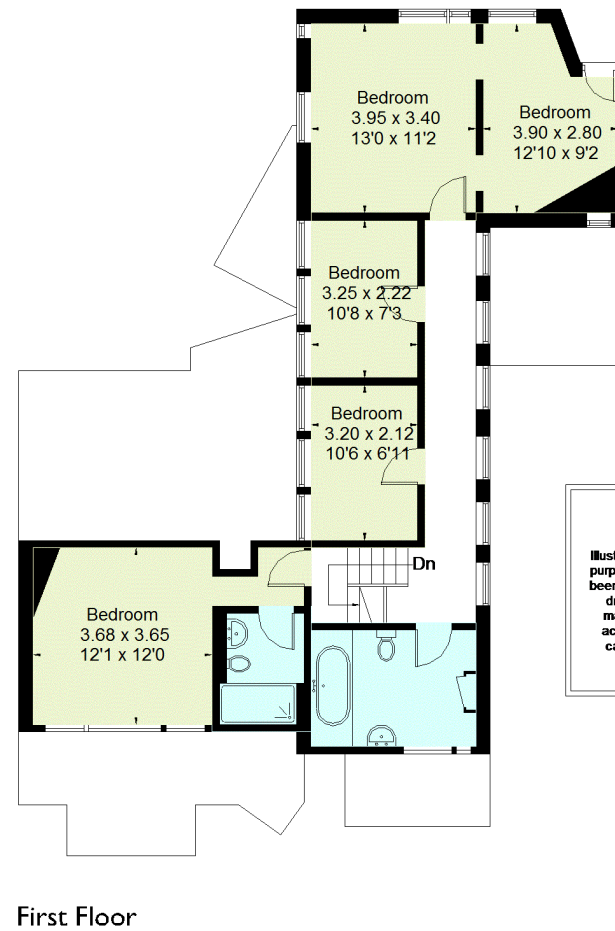
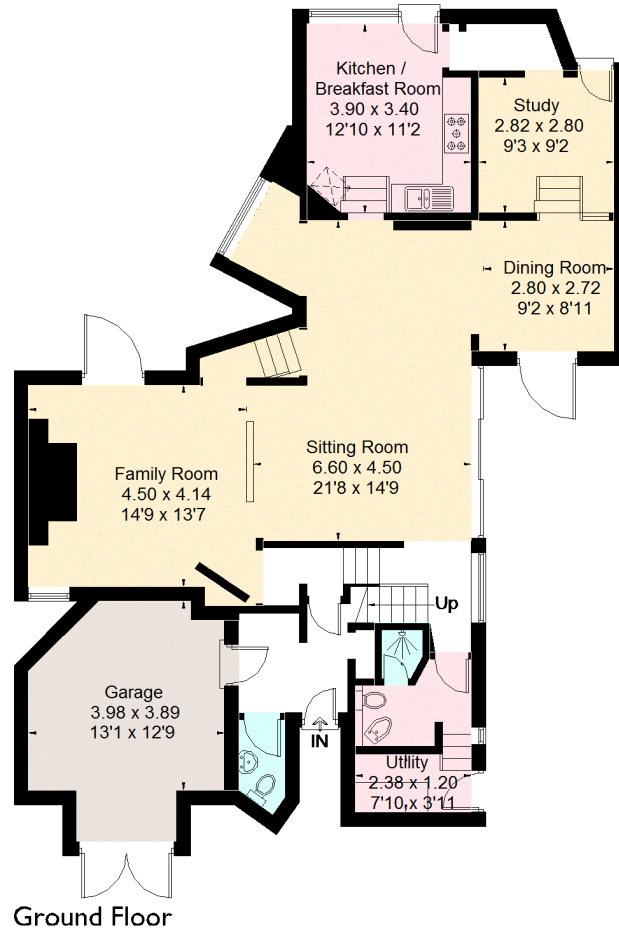
LOCAL AUTHORITY: Elmbridge Borough Council



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Vine Road

Approximate Gross Internal Area = 199.4 sq m / 2146 sq ft
(Including Garage)



Job Ref: 155077
Illustration for identification purposes only. The plan has been created using previous drawings as reference material, therefore the accuracy of information cannot be guaranteed.
Not To Scale.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

