



Property details

-  2 bedrooms
-  1 bath
-  EPC Rating C
-  606 sq. ft
-  Hampton court 1.3 miles
- Deceptively spacious one/two bedroom Freehold house
- Exceptional rear extension with vaulted ceiling
- Velux windows providing an abundance of natural light
- Impressive open-plan kitchen/dining/sitting space
- Versatile home office/bedroom two
- Principle Double bedroom
- Recently modernised contemporary shower room
- Recently installed composite front door
- Double-glazing and gas central heating
- Private front garden with picket fence
- Excellent transport links and access to Hampton Court and Kingston

A deceptively spacious and well-presented one/two bedroom Freehold house, perfectly positioned in a popular residential setting in West Molesey. The property has been thoughtfully enhanced by a superb rear extension with a vaulted ceiling and Velux windows, creating a wonderfully bright and airy living environment with an abundance of natural light. From the moment you step through the recently installed composite front door, the sense of space is immediately apparent. The welcoming hallway provides ample room for coats, shoes and everyday storage, while also giving access to the versatile home office/potential second bedroom and the impressive open-plan living accommodation.

At the heart of the home is a magnificent open-plan kitchen, dining and sitting space, designed perfectly for both relaxed everyday living and entertaining. The stylish kitchen is fitted with an excellent range of white gloss wall and base units, complemented by useful work surfaces and space for appliances. The generous dining area provides plenty of room for a substantial dining table and flows seamlessly into the rear extension.

The extension is undoubtedly one of the property's standout features. A striking vaulted ceiling with Velux windows draws natural light deep into the room, while the sitting area enjoys a lovely outlook over the rear garden. Double-glazed French doors fold back to create an effortless connection between the house and garden, making this a particularly enjoyable space during the warmer months.

The ground floor also benefits from a versatile home office or potential bedroom two, complete with a front-facing window, making the property particularly adaptable to modern lifestyles.

Upstairs, there is a comfortable double bedroom, together with access to a recently modernised and stylish shower room. The contemporary suite includes a generous walk-in double shower, complemented by a white suite and a separate storage cupboard housing the boiler.

Outside, the rear garden has been designed with entertaining and easy maintenance in mind. A recently laid Indian sandstone paved garden provides an excellent setting for outdoor dining, barbecues and relaxing with friends and family. To the front, there is the added

benefit of a private garden enclosed by a pretty picket fence, predominantly laid to shingle with a pathway leading to the front entrance.

The location is equally appealing. The property is within easy reach of East Molesey village, with its selection of shops, cafés, pubs and everyday amenities, as well as Molesey Library and local bus services providing connections towards Walton-on-Thames, Hersham, East and West Molesey, Hampton Court and Kingston upon Thames, renowned for its comprehensive shopping facilities.

Nearby Hampton Court offers a wonderful combination of history, leisure and lifestyle, with the world-famous Palace alongside an excellent selection of pubs, cafés, restaurants and antique shops. Hampton Court railway station provides services towards London Waterloo, with the added convenience of being within Zone 6 for Oyster travel. For those who enjoy an active lifestyle, Molesey offers an impressive choice of sporting and leisure facilities, including East Molesey Cricket Club, Molesey Football Club, Island Farm Sailing Club, Molesey Rowing Club, The Pavilion Sports Club and Hurst Swimming Pool.

Location

Transport Links

Hampton Court 1.03 miles

Schooling Facilities

Primary

Hurst Park Primary School

Chandlers Field Primary School

St Alban's Catholic Primary School

Secondary

Clarendon School

Hampton Court House

The Lady Eleanor Holles School

Council tax band: Tax band C

Local authority: Elmbridge Borough Council



Excellent transport links
and access to Hampton
Court and Kingston

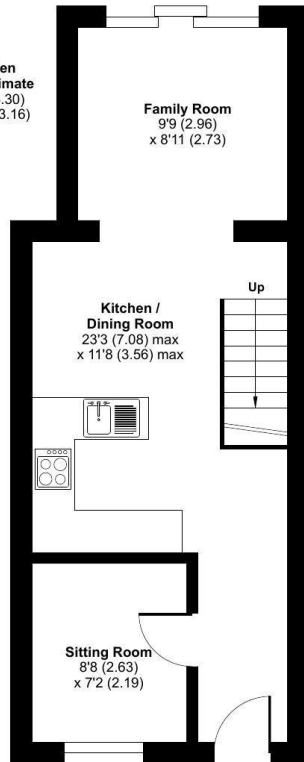
Deceptively spacious
one/two bedroom Freehold
house



Floorplan



Garden
Approximate
17'5 (5.30)
x 10'4 (3.16)

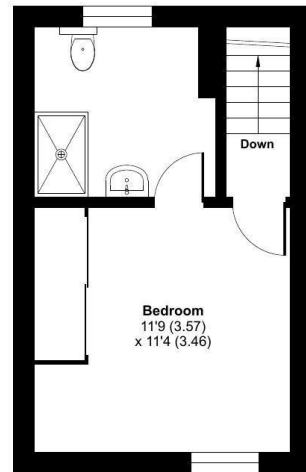


GROUND FLOOR

Glebelands, West Molesey, Surrey, KT8

Approximate Area = 606 sq ft / 56.2 sq m

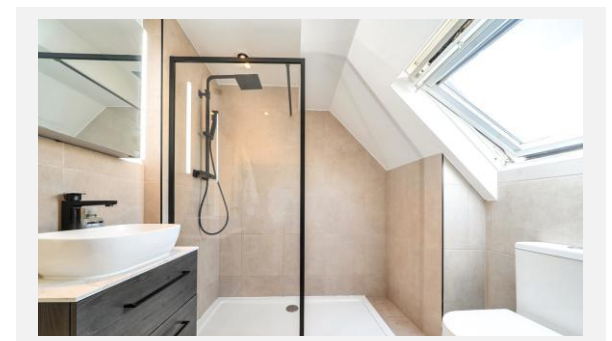
For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Seymours Estate Agents. REF: 1509128



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