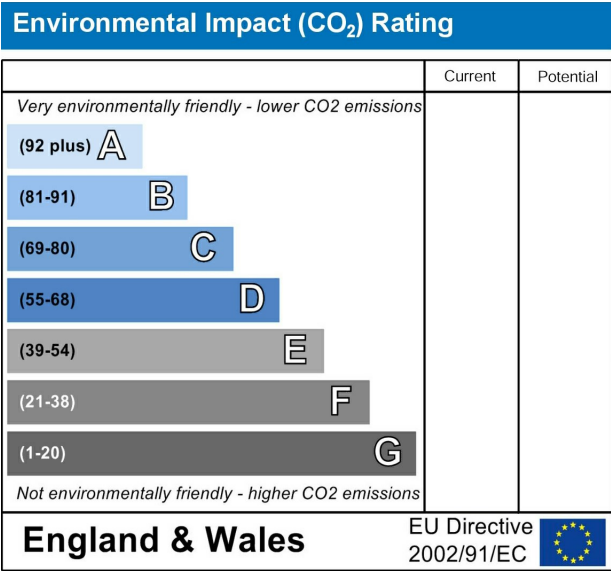
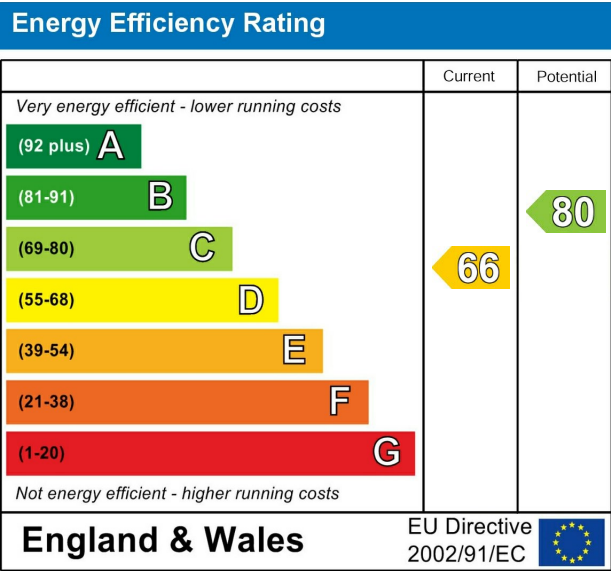


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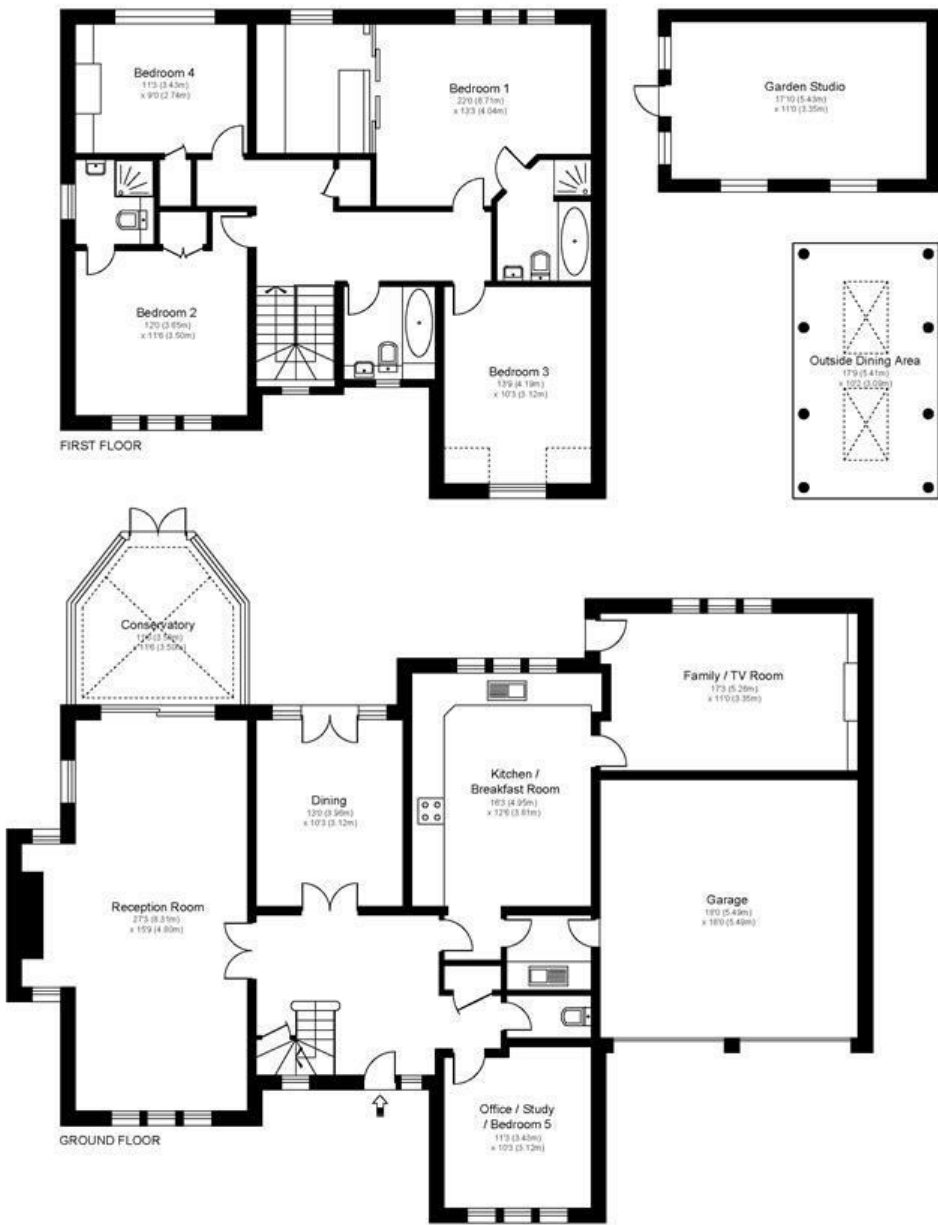


Offers In Excess Of £1,600,000 Freehold

We are pleased to offer this four bedroom detached family with flexible accommodation which was built in the late 1990s by Messrs Cala Homes. The property is situated in a desirable location and part of a small development with its own private 2.5 acre tranquil communal island which is on the river Mole. The property boast a total area approximately 2900 sq. ft. and briefly comprising spacious entrance hallway, 27ft lounge, separate dining room, 17ft family room, office/study/bedroom five, conservatory, kitchen, utility room and downstairs cloakroom. On the first floor there are four double bedrooms, two with en-suites, one with dressing room and the family bathroom. Externally there is a wide westerly facing rear garden with large covered patio area with power and light and a large detached timber studio with power, lighting, internet and telephone connection. To the front is an enclosed garden with driveway to the double width garage. Viewings strongly recommended at your earliest convenience. NO ONWARD CHAIN! COUNCIL TAX BAND H

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THE WILDERNESS EAST MOLESEY, KT8



Approximate Gross Internal Floor Area: 224 m sq / 2410 sq ft
Garage / Garden Studio Area: 49 m sq / 522 sq ft
Total Area : 273 m sq / 2932 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatements. These plans are not to scale and are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

- FIVE RECEPTION ROOMS
- TWO EN-SUITES AND FAMILY BATHROOM
- DOWNSTAIRS CLOAKROOM
- LARGE TIMBER GARDEN STUDIO
- GAS CENTRAL HEATING
- FOUR DOUBLE BEDROOMS
- UTILITY ROOM
- DOUBLE GARAGE
- NO ONWARD CHAIN
- POPULAR DEVELOPMENT

This plan is a representation of the property and measurements, where given, are approximate. None of the fixtures and fittings have been tested by us. These details are thought to be materially correct but we cannot guarantee there are no error and emissions and they do not form part of any contract

