



JACKSON-STOPS

MATHAM ROAD
EAST MOLESLEY, KT8



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.

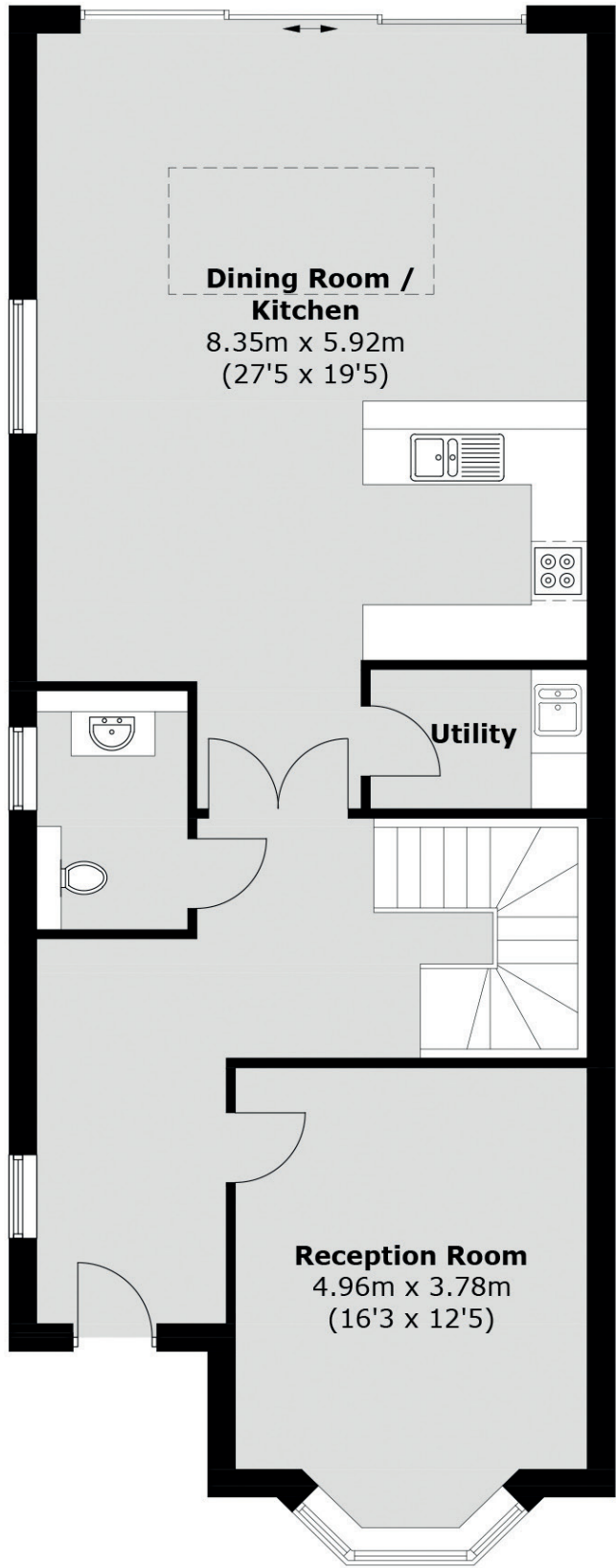
The development has taken many design cues from the surrounding Georgian, Victorian and Edwardian architecture, blending in seamlessly. Nestled between the River Thames to the north and the River Mole and River Ember to the south, Matham Road really does have it all: modern town-based living with beautiful 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

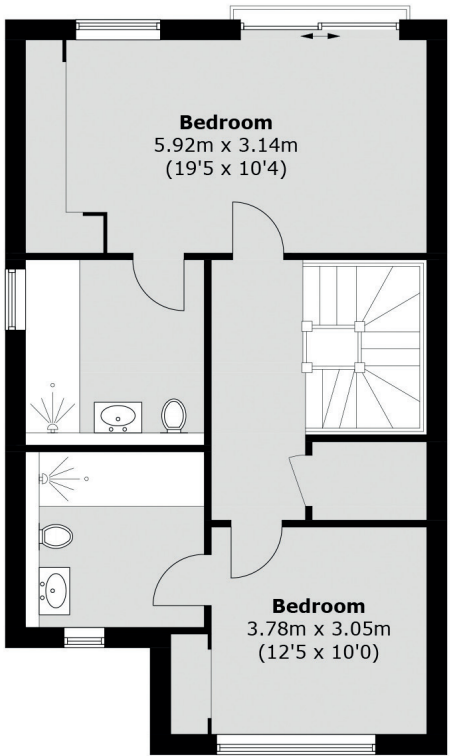
House 1
Ground Floor



*Floorplans are approx sizes and considered as a guide only

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

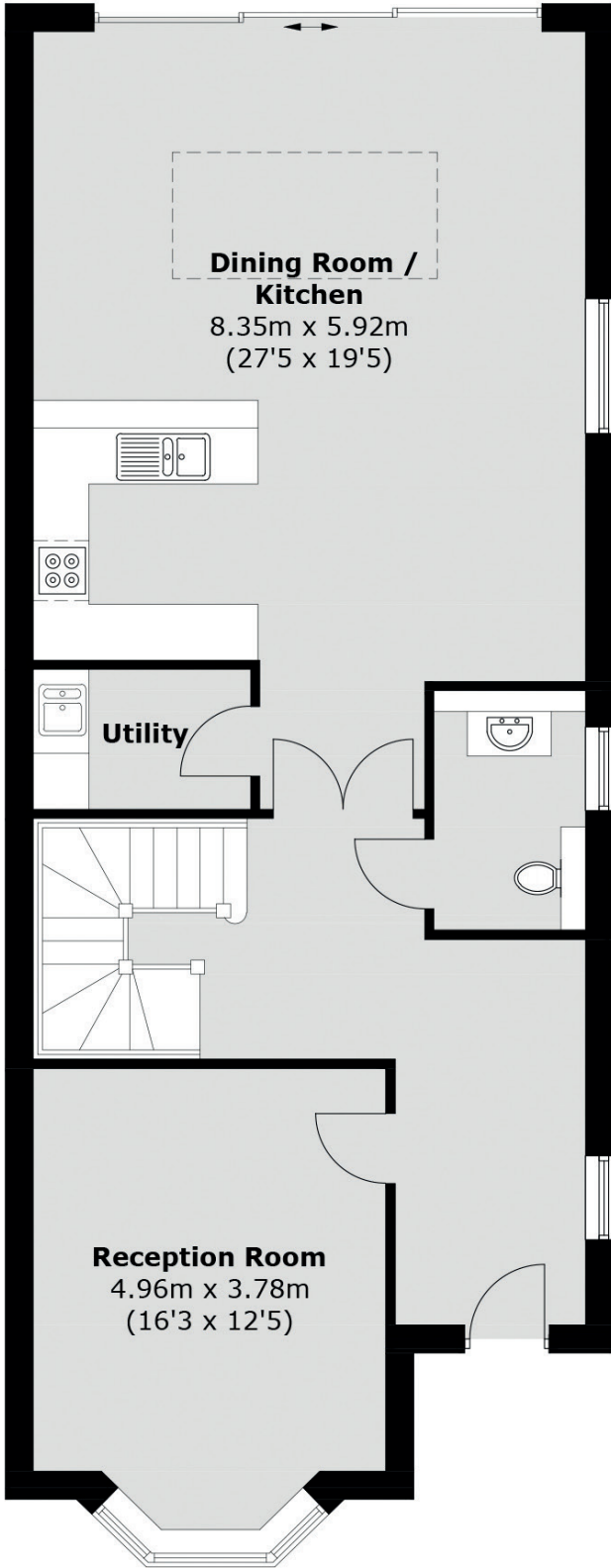
House 1
First Floor



*Floorplans are approx sizes and considered as a guide only

FLOORPLANS

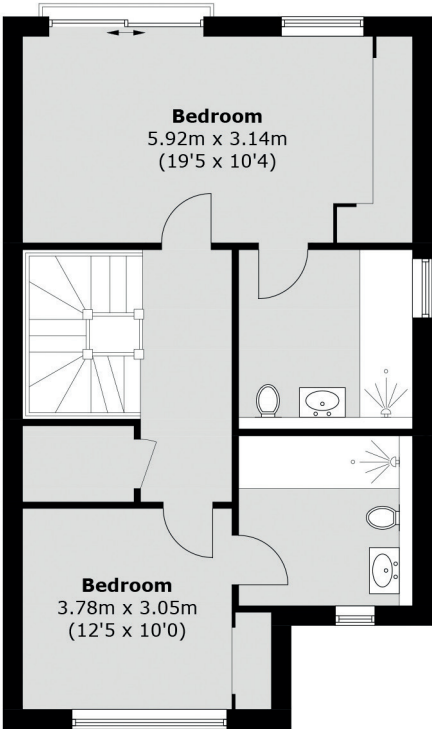
House 2
Ground Floor



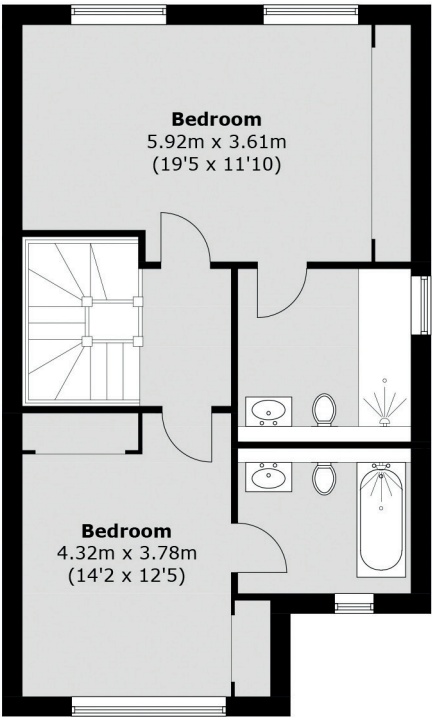
*Floorplans are approx sizes and considered as a guide only

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

House 2
First Floor



House 2
Second Floor



*Floorplans are approx sizes and considered as a guide only

LOCAL AREA MAP

Amenities

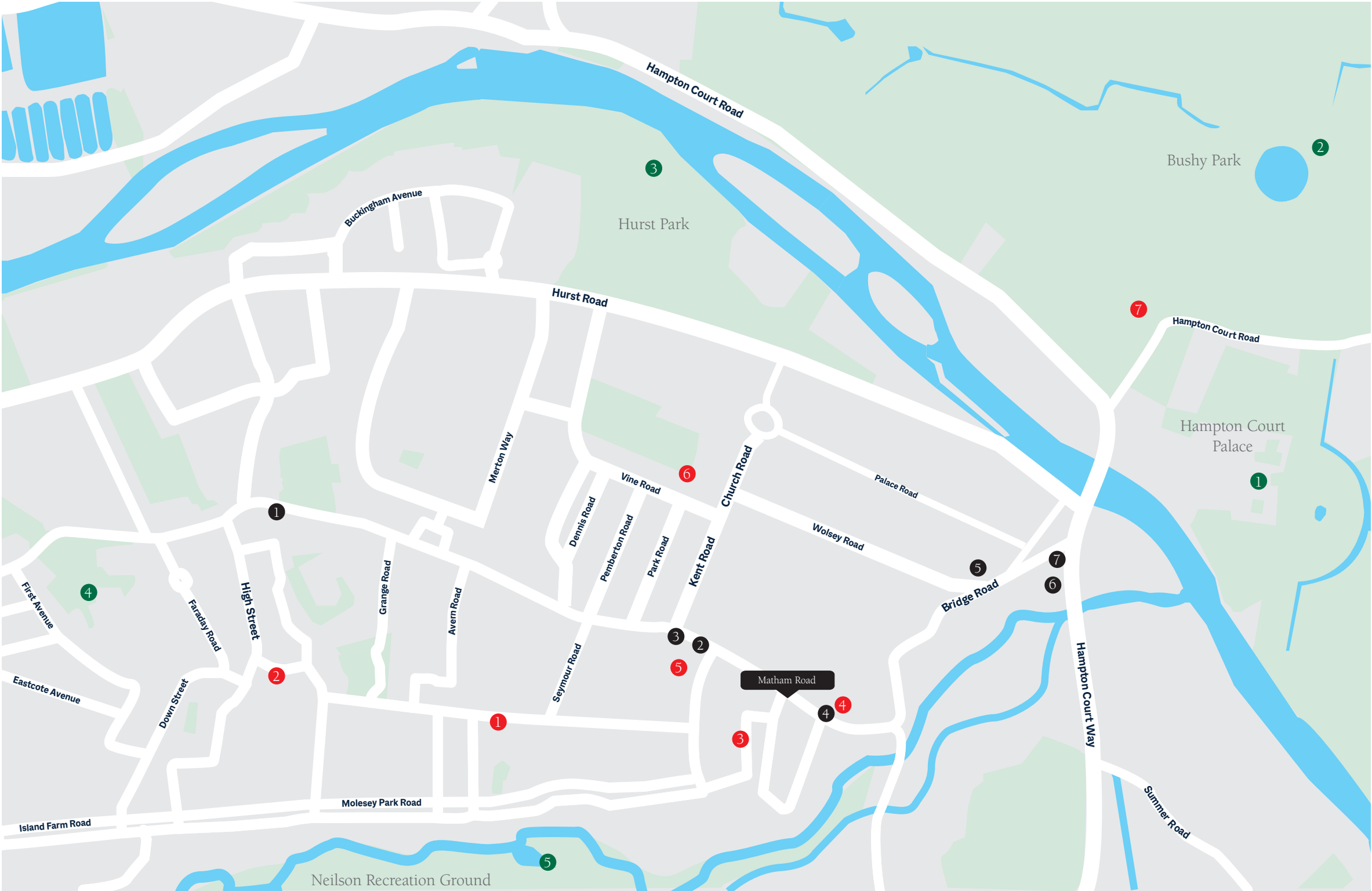
- 1 Sainsburys Local
- 2 Tesco
- 3 Restaurant Avena
- 4 Molesey Cafe
- 5 Mezzet Restaurant
- 6 M&S Simply Food
- 7 Sakura Yakiniku

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



Specifications

Designed for Modern Living

- Contemporary bespoke kitchen by Aldus
- Premium integrated appliances
- Quooker boiling hot water tap
- Four luxury en-suite bathrooms
- Underfloor heating to the ground floor
- Smart Nest heating controls
- LED lighting throughout the ground floor and circulation areas
- Six USB charging points throughout the home
- Landscaped gardens with bespoke timber pergola
- Low-profile aluminium bi-fold/sliding doors opening onto the garden
- Traditional sash-style windows
- 10-Year Structural Warranty

Construction

- Traditional brick elevations with elegant architectural detailing
- Built in accordance with current Building Regulations
- Energy-efficient construction
- 10-Year Structural Warranty

Kitchen

- Contemporary bespoke kitchen by Aldus
- Premium stone work surfaces
- Fully integrated appliances
- Feature island breakfast bar
- Quooker boiling hot water tap
- LED under-cabinet lighting

Bathrooms

- Four contemporary luxury en-suite bathrooms
- Designer sanitaryware
- Vanity units
- Walk-in showers with glazed screens
- Thermostatic shower valves
- Chrome heated towel rails
- Electric underfloor heating

Heating & Energy

- ASHP Heating
- Underfloor heating throughout the ground floor
- Smart Nest heating controls
- Individual room temperature controls
- High-performance double-glazed windows and doors

Interior Finishes

- Elegant staircase with painted balustrades
- Decorative cornicing to selected areas
- Contemporary internal doors with quality chrome ironmongery
- Luxury floor finishes
- Smooth plastered walls and ceilings
- Neutral contemporary decoration throughout

Electrical & Technology

- Fibre broadband ready
- TV and data points throughout
- Six USB charging points
- LED lighting throughout the ground floor and common circulation areas
- Intruder alarm system
- PIR-controlled external lighting

External Features

- Professionally landscaped front and rear gardens
- Bespoke timber pergola
- Private parking
- Traditional sash-style windows
- Low-profile aluminium bi-fold/sliding doors opening onto the garden
- External lighting
- Outside tap

The Development

- Exclusive development of just two individually designed neo-classical homes
- Four generous double bedrooms
- Four luxury en-suite bathrooms
- Spacious open-plan kitchen, dining and family room
- Separate reception room
- Utility room
- Situated in the heart of East Molesey, moments from Hampton Court, Bushy Park and the River Thames
- Excellent transport connections to Central London
- Close to highly regarded state and independent schools

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.



The information contained within this specification is intended as a guide only. Aspire Luxury Properties Ltd reserves the right to alter or substitute materials, fixtures, fittings and specifications with products of similar quality without prior notice. Computer generated images and illustrations are indicative only and may be subject to change.

Jackson Stops Weybridge
01932 821 160
weybridge@jackson-stops.com



JACKSON-STOPS

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37 Queens Road, Weybridge, Surrey, KT13 9UQ T 01932 821 160
weybridge@jackson-stops.co.uk

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jackson-stops.co.uk