



## The Court Cottage, KT8

£1,695,000

Dexters



## The Court Cottage, East Molesey, KT8

The Court Cottage is the former residence of the Royal Master Carpenters at Hampton Court Palace. Grade II listed and over 3000 sqft, full of period details including wall panelling, intricate cornice and fireplaces.

A charming walled courtyard garden leads you to the front of this delightful Queen Anne town house. A bright entrance hall welcomes you into the house and leads to the principal reception rooms which include, dining room and drawing room, each generous in proportion. The kitchen is adjacent and also provides views of the courtyard believed to be of Tudor origin.

Further living accommodation can be found on the ground floor where a large library, study and utility/laundry room can be found. The rooms at the rear provide access to the courtyards. A Georgian sweeping staircase rises to the top floor where the bedrooms can be found, including the master suite with bathroom and dressing room.

Externally there are two courtyards to the rear, an integral garage as well as a separate garage and parking in the large yard which is accessed via a private lane leading to the Thames Motor Yacht Club.

Situated within yards of the gates of Hampton Court Palace and across the bridge from the restaurants, bars, boutiques and shops of Bridge Street. Overlooking Hampton Court Green and moments to Bushy Park and the River Thames.

### Features

- Queen Anne House
- Grade II Listed
- Three Formal Receptions
- Three Bedrooms
- Full Of Period Features
- Two Garages With Parking





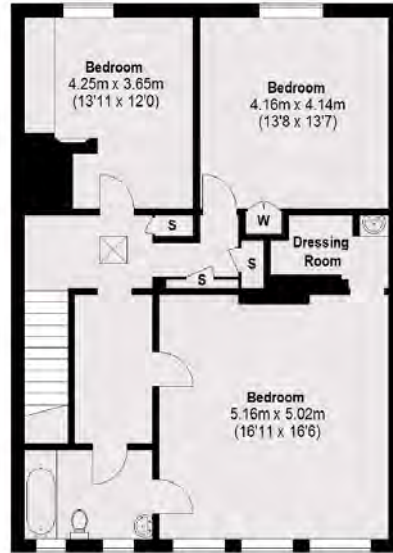


# Hampton Court Road, East Molesey, KT8



Garage  
5.67m x 3.11m  
(18'7" x 10'2")

(Not Shown In Actual  
Location / Orientation)



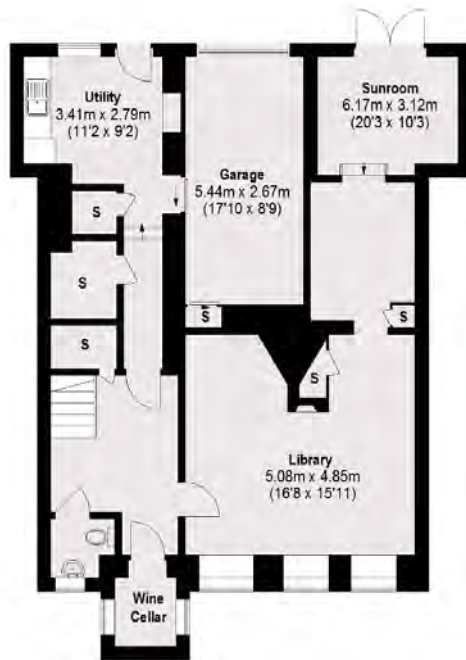
Bedroom  
4.25m x 3.65m  
(13'11" x 12'0")

Bedroom  
4.16m x 4.14m  
(13'8" x 13'7")

Dressing  
Room

Bedroom  
5.16m x 5.02m  
(16'11" x 16'6")

Second Floor



Utility  
3.41m x 2.79m  
(11'2" x 9'2")

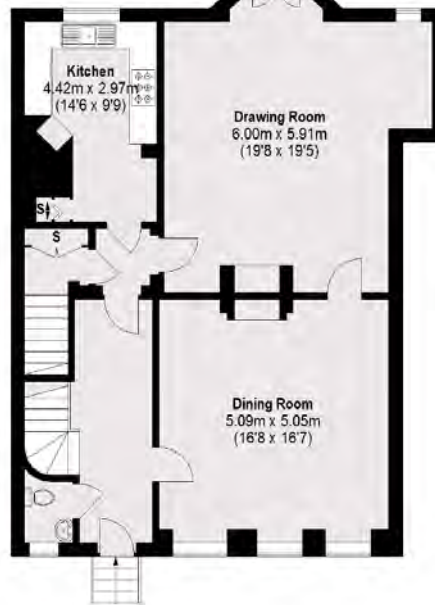
Sunroom  
6.17m x 3.12m  
(20'3" x 10'3")

Garage  
5.44m x 2.67m  
(17'10" x 8'9")

Library  
5.08m x 4.85m  
(16'8" x 15'11")

Wine  
Cellar

Lower Ground Floor



Kitchen  
4.42m x 2.97m  
(14'6" x 9'9")

Drawing Room  
6.00m x 5.91m  
(19'8" x 19'5")

Dining Room  
5.09m x 5.05m  
(16'8" x 16'7")

Raised First Floor

Total area (approx.): 281.76 sq. m (3033 sq. ft)  
Garage: 16.96 sq. m (183 sq. ft)