



Matham Road, East Molesey

Your dream home in the heart of East Molesey



Welcome to 52 Matham Road

52 Matham Road is an elegant development of just two neo-classical four bedroom townhouses, 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, *52 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 tranquility of Bushy Park, a stunning destination perfect for long walks and family days out, just five minutes away by car.

East Molesey is an ideal location for commuters and for those with family and friends nearby, with Central London, Berkshire and Buckinghamshire all easily reached via an excellent road network. Fast direct trains whisk you into London Waterloo in as little as 37 minutes. With its close proximity to the M25, M4, M3 and A3, *52 Matham Road* is ideally situated for easy access to all the major road networks, not to mention being around half an hour by car from London Heathrow Airport.

Whether you are looking for the ideal family home, to take that next step on the property ladder, or for a fantastic investment opportunity, you can rest assured that our homes benefit from Aspire Luxury Property Group's renowned high specification and hallmark quality.





Introducing your new home

Each home at *52 Matham Road* has been fitted to a high specification and designed with energy efficiency in mind, by award-winning developer, Aspire Luxury Property Group, to create an attractive and timeless appearance. The location was specifically selected to maximise convenience and encourage sustainable living, allowing homeowners to walk into town to shop, play and dine, or simply amble along the leafy 185-mile path of the River Thames, enjoying the views.

Each home is carefully considered, maximising light and flexibility of space, with all the fittings and features you could need to meet the needs of busy modern life. Whether you have a growing family, are looking to invest or upsize, or are looking for the perfect base for an active retirement, there is something for everyone.

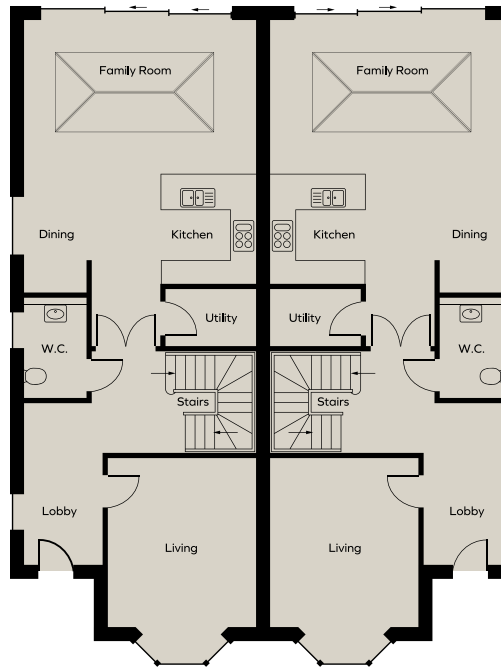
Both homes adhere to our exemplary levels of quality and design, and our focus is always on superior specification and fine detailing throughout.

Both homes include fully-fitted premium kitchens with integrated appliances as standard, open-plan living and dining areas ideal for entertaining friends, ample space for home working and private gardens. The principal bedroom benefits from a dressing area comprising fitted wardrobes to maximise storage, and an en suite for that added luxury.

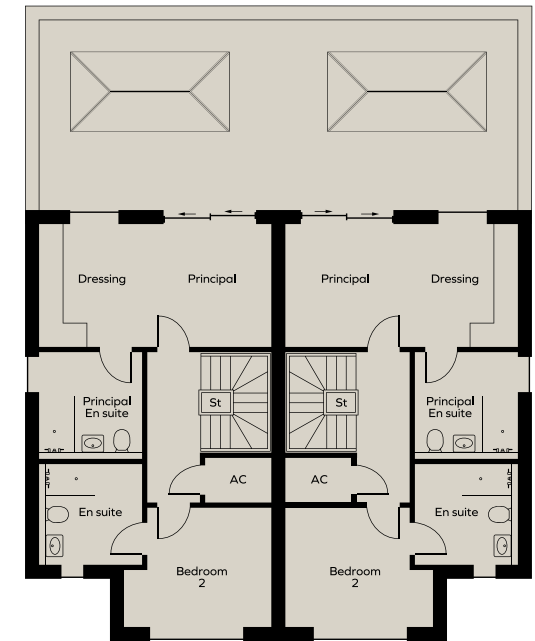
Every layout is carefully planned with meticulous attention to detail, ensuring optimal utilisation of natural light and creating spaces that adapt seamlessly to the needs of contemporary living. All that is needed is your personal, unique sense of style to make *52 Matham Road* your perfect home.

52 Matham Road

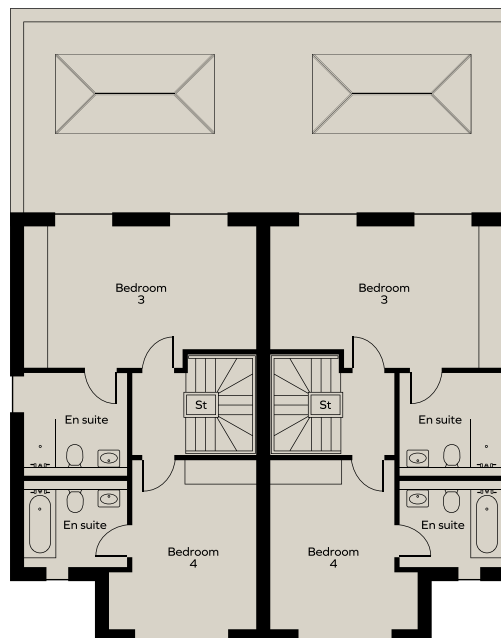
- Contemporary kitchen units with Quartz worktops and upstands, together with luxury integrated appliances.
- Luxury Oak wooden flooring to the living room, family and dining areas.
- Staircases comprising Oak handrails, exposed Oak treads and softwood risers (ground to first floor).
- Traditional timber sash windows throughout.
- Luxury white porcelain sanitaryware in cloakrooms and en suites, complemented by luxury wall and floor tiling.
- Underfloor heating to ground floor. Georgian-style radiators to first and second floors.
- Air source heat pump, with smart heating control system.



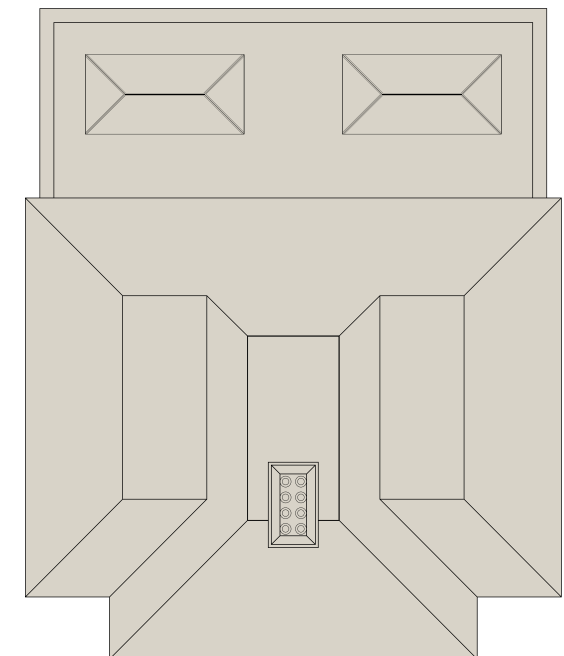
Ground Floor Plan



First Floor Plan



Second Floor Plan



Roof Plan

For identification only. Not to scale.

Point from which maximum dimensions are measured. Dimensions are intended for guidance only and may vary by plus or minus 7.6cm/3". The plots indicate general layout only which may vary from other plots. Kitchen and bathroom layouts are indicative only. W denotes wardrobe. ENS denotes en suite. AC denotes airing cupboard. ST denotes storage. Please contact the sales consultant for more information.





Your local area

Discover an enviable lifestyle that living at *52 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.

Make the most of your precious leisure time enjoying the amenities of this historic town. Whether you want a drink with friends or a pub lunch, you will be spoilt for choice, with several pubs close by and in the surrounding countryside. Take a short walk to the nearby Albion Hotel, which embodies the friendly vibe of its local neighbourhood and provides the perfect setting for a truly memorable drinking and dining experience.

In less than five minutes, you can be at the awe-inspiring Hampton Court Palace, home to King Henry VIII. This spectacular building is packed with treasures, and there are 60 acres of grounds to discover. Visit the historic kitchens or the Great Hall, or join in one of the year-round events.

The intricate white Portland stone design of Grade II listed Hampton Court Bridge across the River Thames remains a

popular spot. It is a wonderful location for whiling away an afternoon with a picnic and book. Outdoor and leisure lovers have a wealth of options to explore, including nearby Bushy Park, Virginia Water Lake, the pretty Thames Path National Trail, and a number of historical towns and villages only a stone's throw away.

You will want to be a frequent visitor to the National Trust's historic Claremont Landscape Garden, only four miles from *52 Matham Road*. One of the finest English landscape gardens, there is something to see throughout the year.



Hampton Court Palace



Your local area

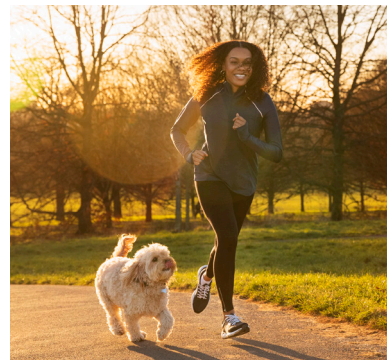
A little further afield, just 12 miles away, you will find RHS Garden, Wisley, one of the world's greatest gardens, packed with horticultural inspiration, covering 240 acres.

Local primary schools rated good and outstanding by Ofsted are 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.

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.

Molesey is very close to Kempton Park racecourse, home of the King George VI Chase. With over 70 horse racing fixtures per year, there is something for everyone. The historic market town of Epsom is 10 miles away and is home to the Epsom Derby horse race. Races are also held at nearby Ascot Racecourse, home to Royal Ascot.

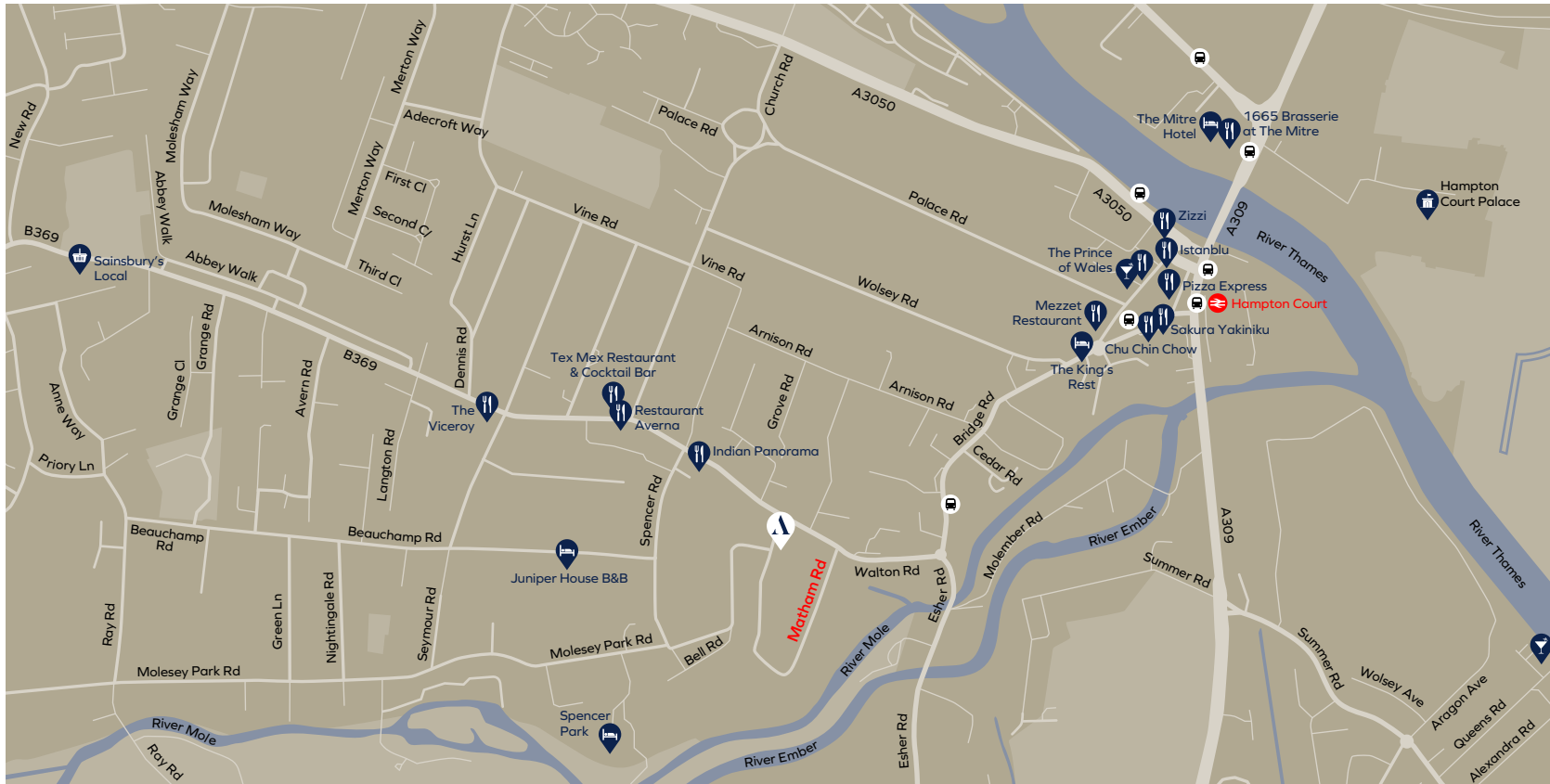
With Central London accessible within 37-minutes via train, commuting to the city for work, or spending an exciting day off in the capital is easy.



You can enjoy an enviable lifestyle at 52 Matham Road



Your local area





Our commitment to you

When you buy an Aspire home, you can be confident that you are buying a home of excellent build quality and exquisite design. Since the development of our first home in 2008, we have remained committed to developing high-specification, sustainable, architecturally-innovative homes, designed to complement the local environment and improve the quality of life for those who live there.



Previous Aspire show home photography – indicative only.

Dexters

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