Manor Road North

£1,395,000
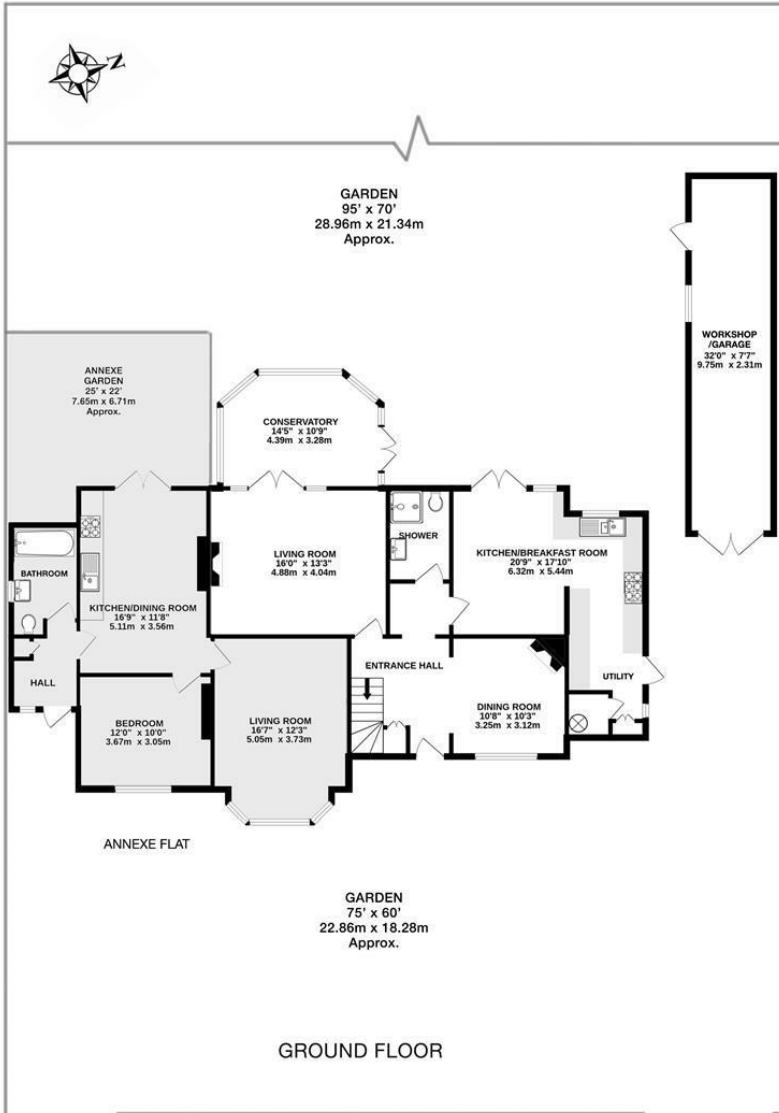
Hinchley Wood, KT10 0AA

A unique proposition to acquire a detached 5 bedroom family home, located in prime Hinchley Wood location with a separate self-contained 1 bedroom annexe. On entering the main house through an original, beautiful stained glass door you are met by an impressive dining hall, off which flows the main reception rooms, shower/WC, a kitchen breakfast room with utility area. Also on the ground floor is a conservatory which overlooks the 95ft, west-facing garden. Upstairs are 5 good sized bedrooms, a family bathroom and separate WC. The well-proportioned annexe, with independent address, has its own front door, modern eat-in kitchen, separate reception room with beautiful bay window to front, bathroom and private patio garden. The property further benefits a garage/workshop, 75ft by 60ft carriage driveway that can accommodate multiple cars. Within close proximity to Hinchley Wood parade, train station and the much sought after Hinchley Wood School. Offering huge scope to modernise and extend, this is an opportunity not to be missed. Main house council tax band G. Annexe council tax band D. Main house EPC rating: D. Annexe EPC rating: C.

- Detached property
- 2 reception rooms & conservatory
- Downstairs shower room
- 95 ft west facing garden
- Large carriage driveway 75x60ft

- 5 bedrooms
- Kitchen breakfast room with utility area
- Garage/workshop
- Separate 1 bedroom annexe with own garden
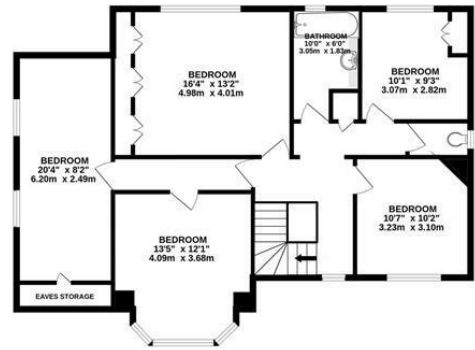- Close to Hinchley Wood School, shops and train links

Floor Plan

Ground Floor

N

GARDEN
95' x 70'
28.96m x 21.34m
Approx.

ANNEXE
GARDEN
25' x 22'
7.65m x 6.71m
Approx.

WORKSHOP
/GARAGE
32'0" x 7'7"
9.75m x 2.31m

CONSERVATORY
14'5" x 10'9"
4.39m x 3.28m

BATHROOM

KITCHEN/DINING ROOM
16'9" x 11'8"
5.11m x 3.56m

HALL

LIVING ROOM
16'0" x 13'3"
4.88m x 4.04m

SHOWER

KITCHEN/BREAKFAST ROOM
20'9" x 17'10"
6.32m x 5.44m

ENTRANCE HALL

UTILITY

BEDROOM
12'0" x 10'0"
3.67m x 3.05m

LIVING ROOM
16'7" x 12'3"
5.05m x 3.73m

DINING ROOM
10'8" x 10'3"
3.25m x 3.12m

ANNEXE FLAT

GARDEN
75' x 60'
22.86m x 18.28m
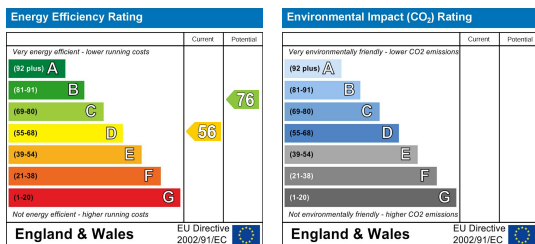Approx.

GROUND FLOOR

First Floor

MANOR ROAD NORTH, THAMES DITTON
INTERNAL FLOOR AREA (APPROX.)
2540 sq ft/236.0 sq m

WORKSHOP/GARAGE
245 sq ft/22.76 sq m

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2023.

BATHROOM
10'0" x 6'0"
3.05m x 1.83m

BEDROOM
16'4" x 13'2"
4.98m x 4.01m

BEDROOM
10'1" x 9'3"
3.07m x 2.82m

BEDROOM
20'4" x 8'2"
6.20m x 2.49m

BEDROOM
10'7" x 10'2"
3.23m x 3.10m

BEDROOM
13'5" x 12'1"
4.09m x 3.68m

EAVES STORAGE

FIRST FLOOR

Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales — EU Directive 2002/91/EC