CURCHODS







17 Manor Road South

Hinchley Wood, Surrey, KT10 0PY

3 Bedrooms | 3 Bathrooms | 3 Reception Rooms

Guide Price £1,395,000

Freehold



A beautifully presented three-bedroom, two-bathroom detached family home, situated on a generous south-facing plot within the catchment area of Hinchley Wood School. The property is conveniently positioned within walking distance of Hinchley Wood station and parade of shops, with fast access to the A3.

The main house is presented in immaculate, modern condition throughout, with well-proportioned accommodation ideally suited to family living. The ground floor comprises a welcoming sitting room, a separate study and an impressive open-plan kitchen/dining/family room, featuring a contemporary fully fitted kitchen with a central island and bi-fold doors opening directly onto the garden. There is also a useful utility room with side access and a separate shower room.

Upstairs, there are three generously sized double bedrooms, with the principal bedroom benefiting from an en-suite bathroom, alongside a further family bathroom serving the remaining bedrooms.

Externally, the property occupies a substantial south-facing plot, with ample off-street parking to the front and a particularly private and secluded rear garden. The garden enjoys a leafy backdrop of mature trees, backing onto allotments towards Telegraph Hill, and features a generous summer house, ideal for use as a home office, gym or additional leisure space.

In addition to its excellent existing accommodation, the property offers exciting potential to extend and create further bedrooms, subject to the necessary planning permissions, making this an ideal long-term family home in a highly regarded location.





Key Features

- Three-bedroom, two-bathroom detached family home
- Hinchley Wood School catchment area
- Walking distance of Hinchley Wood station and shops
- Fast access to the A3
- Immaculately presented throughout
- Open-plan kitchen/dining/family room with central island and bi-fold doors
- Generous south-facing garden with summer house and ample off-street parking
- Excellent potential to extend and create a larger family home, subject to planning permission

Additional Information

Our client has confirmed that the property benefits from mains drainage, water and electricity, with gas central heating.

EPC D | Council Tax Band G

Location

Hinchley Wood, located in the borough of Elmbridge, is a well-connected suburban area with excellent rail links. Hinchley Wood Railway Station provides direct services to London Waterloo, taking around 30 minutes, making it a popular choice for commuters. Nearby, the Esher station also offers additional transport options, linking the area to the wider rail network.

The village offers a mix of local shops, cafes, and restaurants, creating a vibrant, community-focused atmosphere. Hinchley Wood Parade is the local hub, with independent retailers, a post office, and essential services. The nearby town of Surbiton, just a short drive away, offers a wider range of shopping opportunities, including larger supermarkets and high street stores.

Hinchley Wood is well-regarded for its excellent schools, making it a favorite for families. Hinchley Wood Primary and Secondary Schools are both highly rated, with strong academic records and good facilities. The area's educational reputation, combined with its leafy residential streets and proximity to parks, makes it a sought-after location for families looking for a balanced suburban lifestyle.

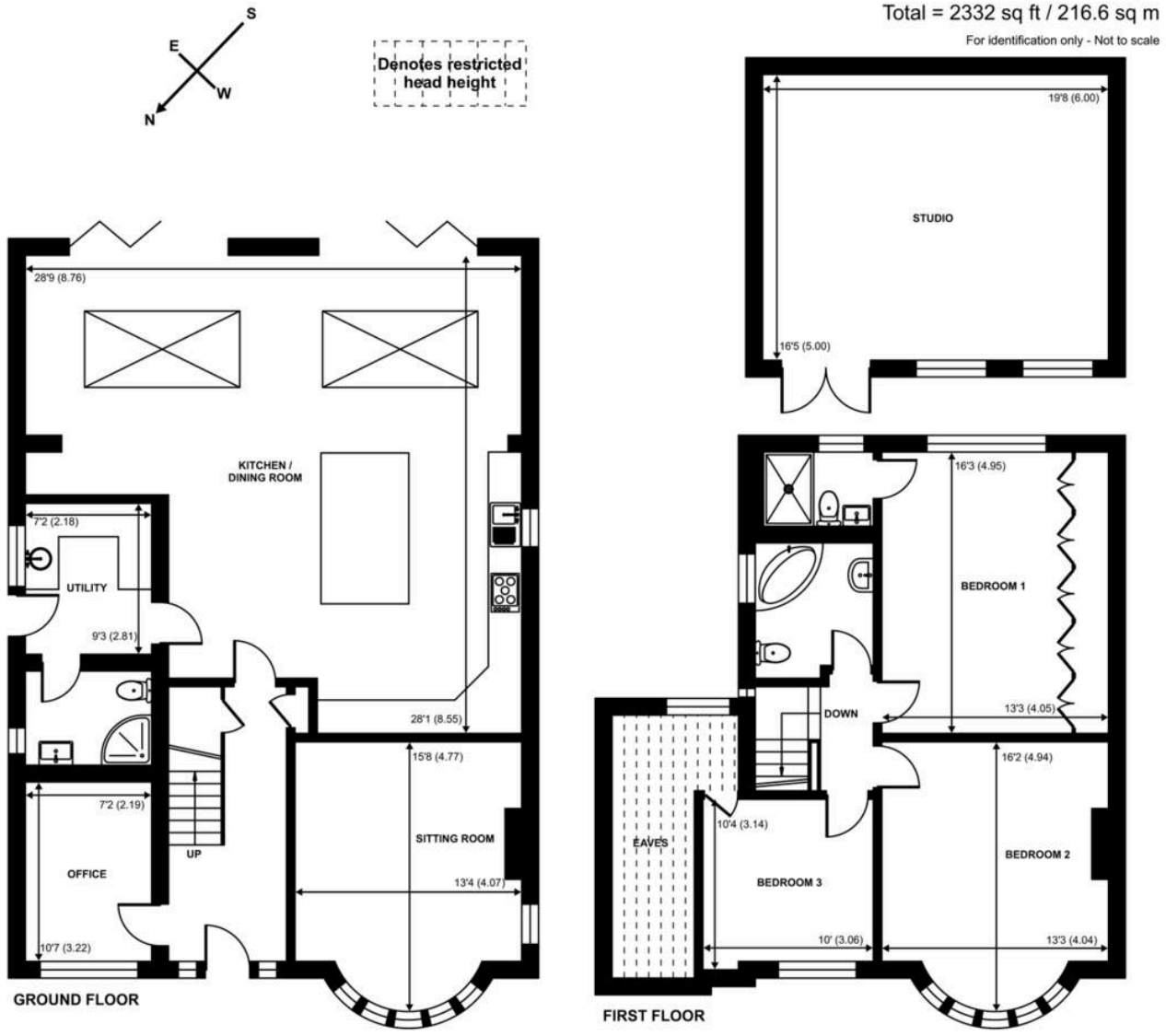






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Approximate Area = 1907 sq ft / 177.1 sq m
Limited Use Area(s) = 98 sq ft / 9.1 sq m
Studio = 327 sq ft / 30.3 sq m
Total = 2332 sq ft / 216.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Simpsons Estate Agents ta Curchods. REF: 1538459

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