

Pharaoh's Island, Shepperton





Description:

We are delighted to offer for sale this family home arranged over two floors covering just over 1700 sqft of accommodation with additional extensive eaves storage areas and 463 sqft of guest bedroom annex, sauna and workshop.

Upon entering the house there is a large and bright vaulted entrance hallway leading through to the double aspect 27' Riverside Lounge/ dining room with direct views of the River, log burning stove and access onto the raised extensive riverside deck. There is a stand alone office, luxury fitted kitchen/breakfast room, utility room and cloakroom. There is a double aspect, double bedroom on the ground floor with walk in wardrobe and ensuite shower room. To the first floor is a master bedroom with ensuite shower room, walk in wardrobe and access to a deep balcony with wonderful views of the Thames, there is large second double bedroom and family bathroom.



The property was completed approximately 7 years ago and is thermally positive with a C rating for energy efficiency, double glazed windows, independent heating between ground and first floors and mains pressure hot water supply through a megaflow system. The property has easy glide sliding doors from the lounge onto the deck, a large separate utility room from the kitchen and a guest cloakroom.



The grounds are approximately 100ft in length and 85 ft across, tucked to one corner is a raised deck with substantial detached guest suite summerhouse, which has extensive decking laid around it to accommodate the sauna, workshop, hot tub and jacuzzi, affording views over the garden and towards the River. There is an extensive lawned garden with mature tree and shrub borders, leading to the 85ft frontage and mooring that has been renewed by the present owners. To the opposite bank is a landing stage for the property and this has also been refurbished.

The property is one of 23 homes on this private, boat access island on the Thames, and is a community within a community and really is a way of life that once experienced will be difficult to replicate, there is a large green in the centre of the island for all residents to use and enjoy with social events and various functions throughout the year.



There are a number of schools in Shepperton, with Primary Schooling at St Nicholas Church of England offering co-education between 5 and 11 years old. Saxon Primary School catering for co-education between 4 and 11 years of age. Halliford Boys Independent School for 11-16 year olds and co-education for 6 form 16-18 years old. Thamesmead School co-educating 11-16 year olds.

Shepperton village has a well supported array of shops, restaurants, coffee bars and pubs, together with a bus service accessing numerous towns, including, Chertsey, Walton on Thames, Sunbury, Staines upon Thames, Hounslow and Kingston and the railway station serving London Waterloo (16 miles) taking between 53 and 57 minutes depending on route and has approximately 39 trains a day.

Motorway access to the M25 and M3 are both within a 12 minute drive.



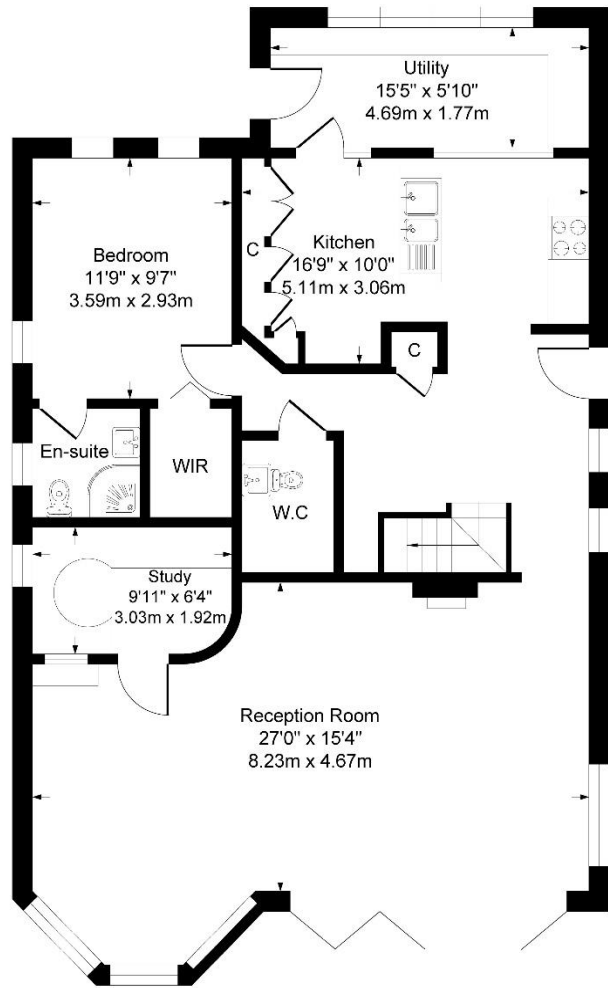
INFORMATION

TENURE:	Freehold
COUNCIL TAX:	G
COUNCIL:	Spelthorne Borough Council
EPC:	C
PRICE:	£1,350,000

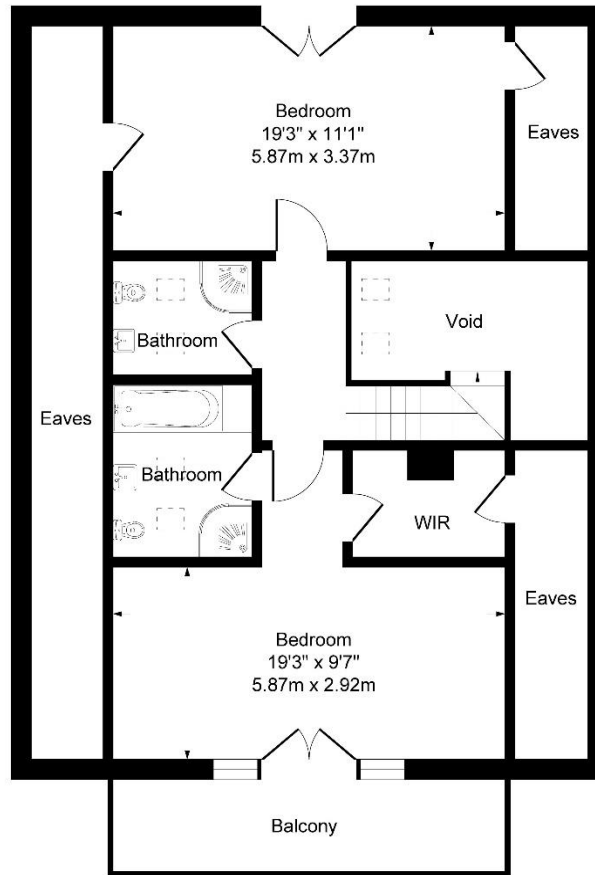




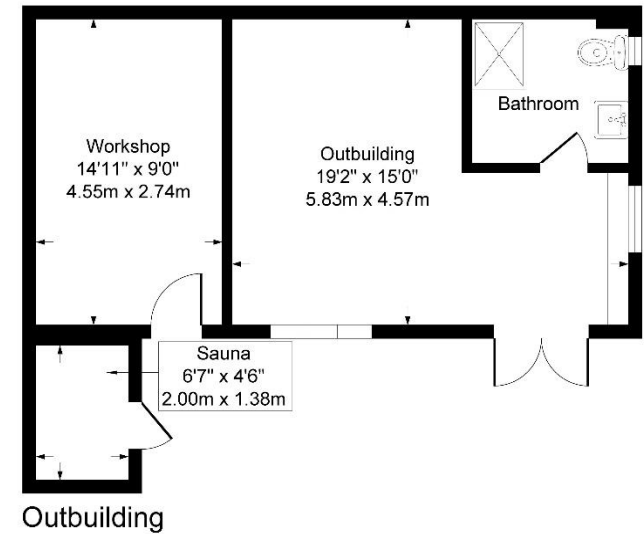
Approximate Gross Internal Area
2202 sq ft - 205 sq m



Ground Floor



First Floor



Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.

Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliance or fittings. Measurements, floorplans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consents has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

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