



Waterfront, Shepperton



### Description:

We are pleased to present to the market this detached family home with 2,500 sq ft of accommodation, having a superb open plan double aspect entertaining space, incorporating both lounge and dining areas, a luxury fitted kitchen and wonderful views across the River Thames to the wooded bank opposite and a separate enclosed courtyard.

The property has been built to be eco-friendly with under floor heating to the ground floor and bathrooms, energy saving lighting, air purification system, solar panels and insulation to the highest standards.

The property is set behind a walled and gated entrance, in its own private grounds with a well tended and stocked courtyard style garden, side access leads to the Riverside garden which is easily maintained and multi-tiered with seating and eating areas taking full advantage of the wonderful Riverside location and views across to Desborough Island and the Halliford Bend.

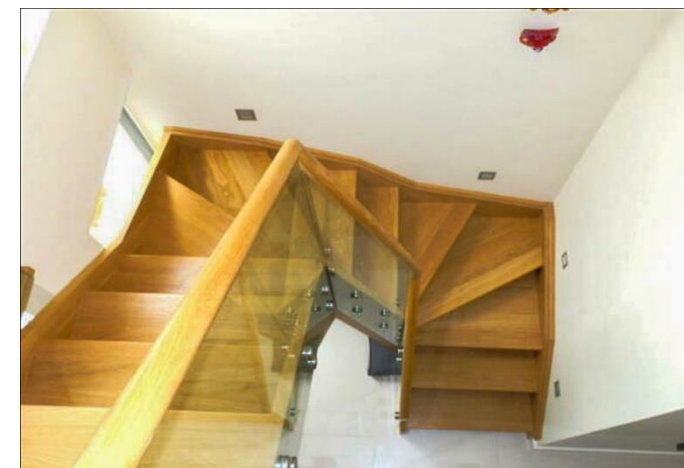


Steps lead up to front door opening into the large entrance hallway, past the turning oak and glass staircase leading to first floor, the glazed 9' x 8' open air atrium and into the 31 foot main reception, with bi-folding doors out to the River terrace.

2 bedrooms are on the ground floor with a further 2 on the first floor, there are 3 bathrooms and a separate cloakroom serving the property.

The Riverside garden is a tiered terrace with all weather decking, seating and eating areas enjoying the uninterrupted view of the Thames.

To the front of the property is a double garage with electric roller door, work space and storage, together with driveway parking for 3 cars.





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.

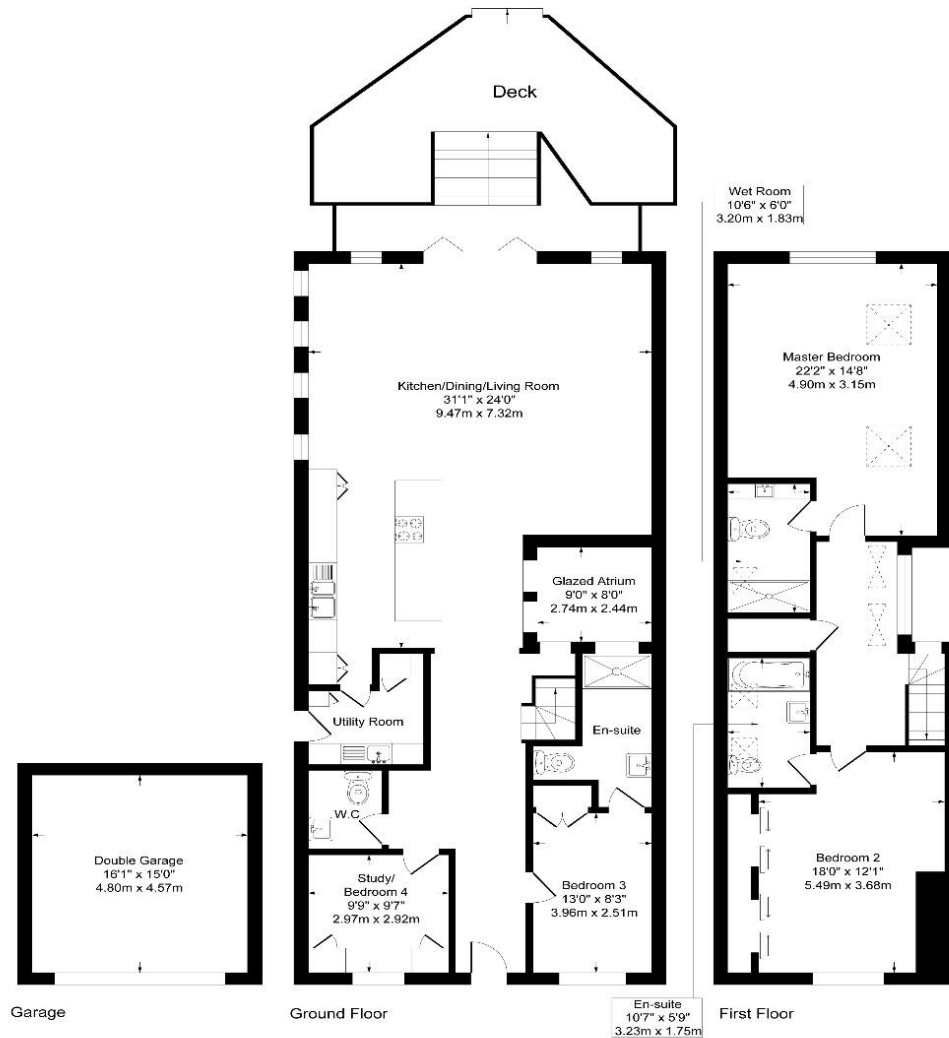
Shepperton village has a well supported array of shops, restaurants, coffee bars and pubs, together with a bus service accessing numerous towns, including, Chertsey, Walton on Thames, Sunbury, Staines upon Thames, Hounslow and Kingston and the railway station serving London Waterloo (16 miles) taking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

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

Early viewing is strongly recommended to fully appreciate the high quality of finish and superb attributes this home has to offer.



Approximate Gross Internal Area 2519 sq ft - 234 sq m  
 Garage Area 241 sq ft - 22 sq m  
 Total Area 2760 sq ft - 256 sq m



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.

## INFORMATION

**TENURE:** Freehold  
**COUNCIL TAX:** G  
**COUNCIL:** Spelthorne Borough Council  
**EPC:** C  
**PRICE:** £1,650,000



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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