



Felix Lane, Shepperton TW17



Description:

This exceptional property is enviably located within a private estate and backing onto a private meadow and Shepperton Marina beyond. The well proportioned accommodation is cleverly arranged to take advantage of it's beautiful surroundings. The large entrance hallway opens onto a fabulous living room with barrelled ceilings overlooking the garden and swimming pool. The master bedroom also enjoys the garden views as well as modern fitted wardrobes and an ensuite bathroom. The second bedroom is a good size and benefits from an ensuite shower room which is large enough to add a bath should you wish. The third bedroom is currently used as a study and is fitted with bespoke units. The kitchen is fitted with modern high gloss units with granite work surfaces and a large opening with breakfast bar and views through to the living room and garden beyond. There is cloakroom with shower cubicle and a substantial utility room.

An expansive patio area is closest to the property leading to the loggia to one side of the property and the heated swimming pool, from here the extensive lawned grounds are well manicured with raised flower beds and well stocked borders including mature shrubs and trees, providing total privacy.



A detached studio offers fabulous guest accommodation but equally could be used as a gym or games room. Next to the studio is a W.C with shower facilities which allows for a self-contained facility should it be required.

At the bottom of the garden a gate opens onto a private meadow which the owner pays a pepper corn rent of £5 per annum for the use of and directly accesses the Marina.

Once through the five bar gate, is a large shingled driveway over looking the Marina and providing parking for at least 4 vehicles. The double detached garage is easily accessed having electric powered up and over door.

Residents on the Estate are offered a membership to use the gym with in the Holiday Inn at a much discounted rate.

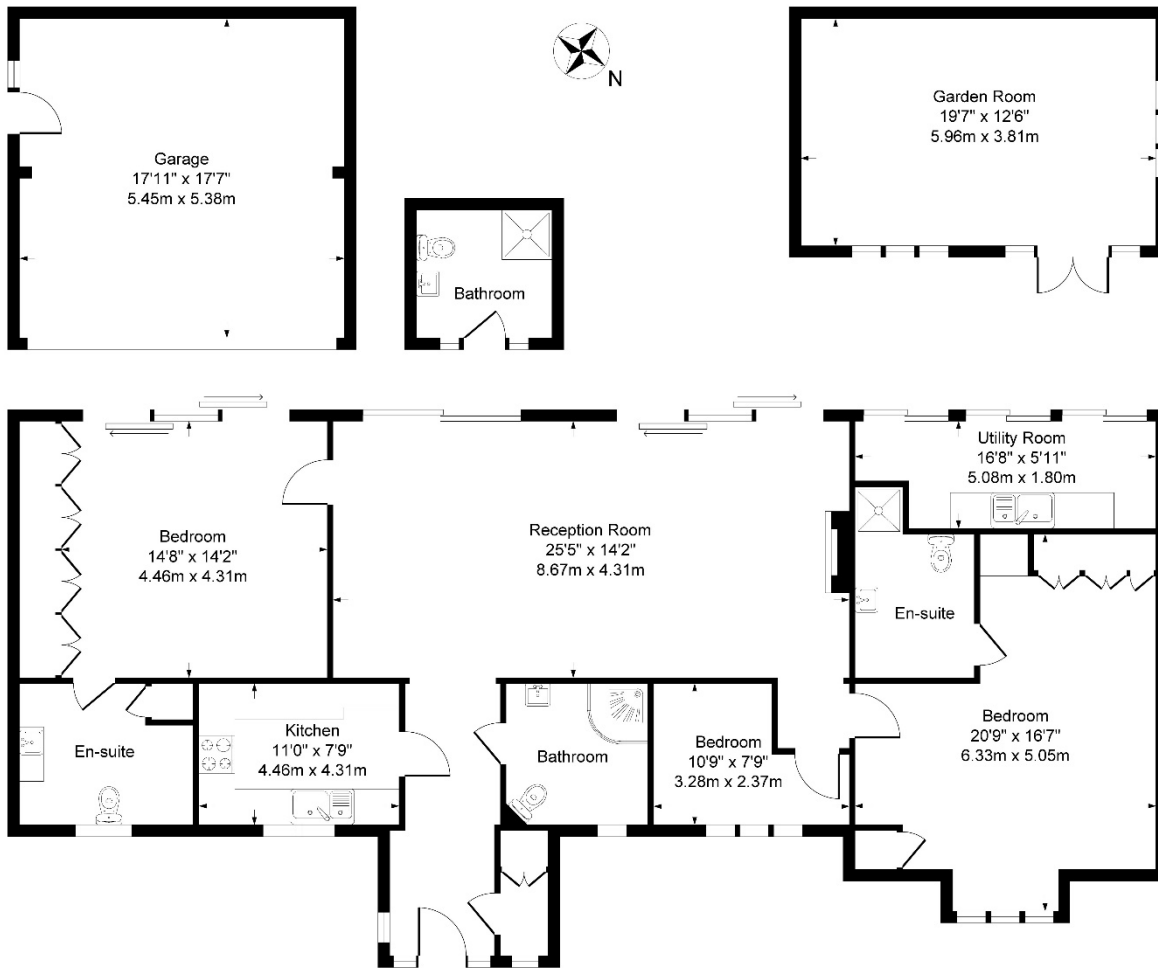
Such properties are rarely available and an early inspection is strongly advised.







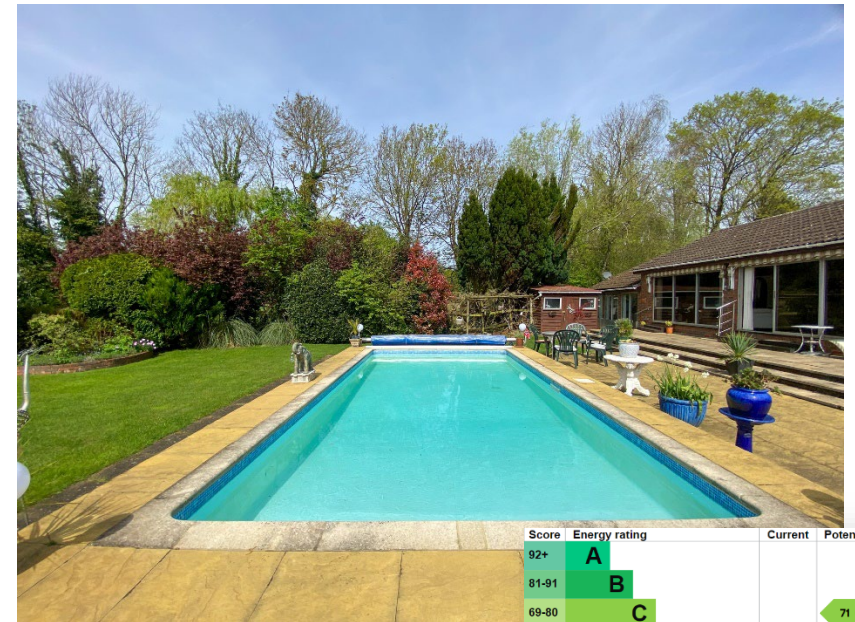
Approximate Gross Internal Area
2107 sq ft - 196 sq m



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: E
COUNCIL: Elmbridge Borough Council
EPC: G
PRICE: £1,125,000



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 71 C |
| 55-68 | D | | |
| 39-54 | E | 48 E | |
| 21-38 | F | | |
| 1-20 | G | | |

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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