



Chestnuts, Church Island



# Chestnuts, Church Island

£1,150,000 (Freehold)

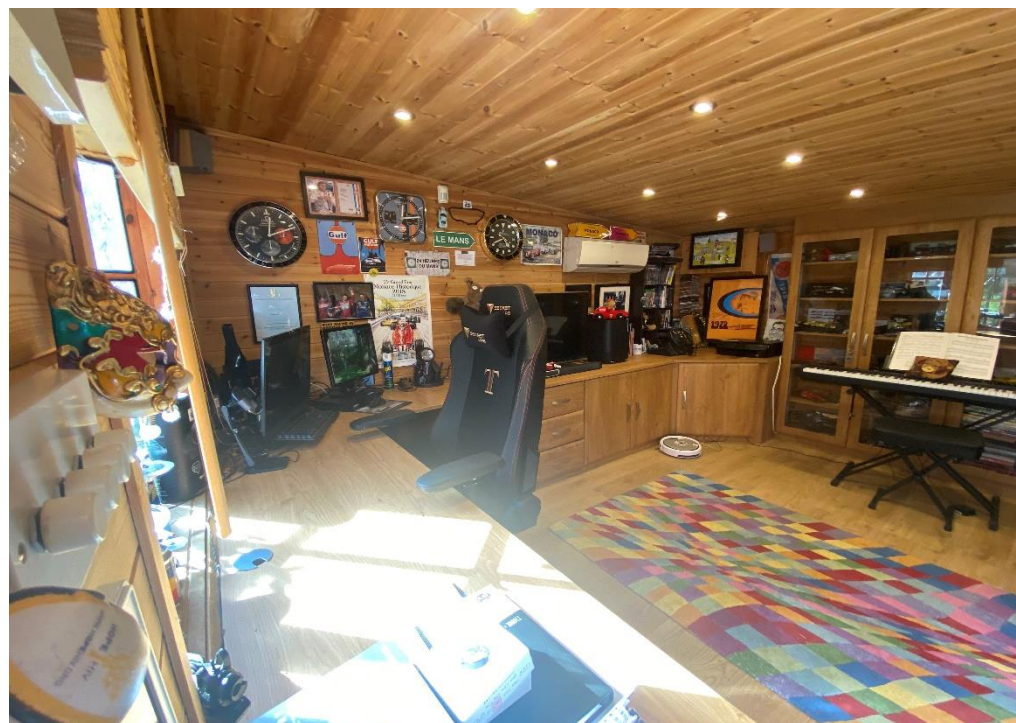
## Summary

We are excited to present this rare opportunity to acquire one of only five properties located on a desirable private Island in the middle of the river Thames accessed via footbridge and commanding a magnificent plot which extends down to the river front with private mooring and wonderful views.

## Description

This 3 bedroom 2 bathroom detached home offers a total of 1998 sq ft of spacious and versatile accommodation, including a separate home office/studio/gym and open sided barn. The home, being only 1 of 5 houses, forms part of this private island, benefitting from superb outside entertaining space and direct access and views to the River Thames together with a deep water mooring and views towards Staines Bridge.

The property itself is well presented having a large Lounge/Dining room to the ground floor, open plan to the fitted kitchen and separate 21' foot utility room with additional separate access to the outside. There are 2 bedrooms to this floor sharing a full bathroom. To the first floor is the master bedroom with a shower room on the same floor. There is a further eaves storage space of 15ft.















## Description cont/...

As would be expected, the island has a superb community spirit, set away from the hustle and bustle of day to day life of the surrounding area by a footbridge. The immediate vicinity is Old Staines Village including St Mary's Church with its impressive Gothic architecture. To add to this is the Bells public house dating back to the 17th Century and being a truly 'local's venue'. Staines upon Thames town centre with its variety of independent shops, bars, restaurants, shopping centre and cinema are all within 0.5 miles, Staines mainline railway station serving London Waterloo is within 0.9 miles having regular services to London averaging 40 minutes in journey time and over 100 trains a day, making a commute to work incredibly straight forward. The motorway network via the M25 to the M3 and M4 are also readily accessible.

Along with the main stream mooring, the property has the tremendous benefit of a back water mooring as well stretching some 100ft.

This property must be seen to fully appreciate the idyllic location and potential this home has to offer. EPC D.

## INFORMATION

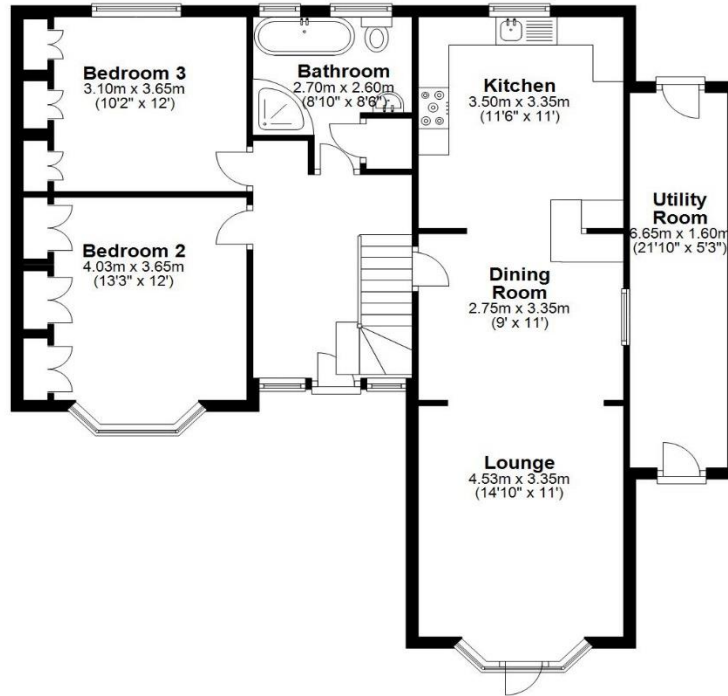
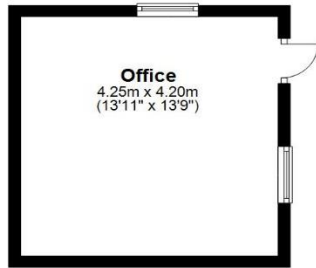
<b>TENURE:</b>	Freehold
<b>COUNCIL TAX:</b>	G
<b>COUNCIL:</b>	Runnymede Borough Council
<b>EPC:</b>	D
<b>PRICE:</b>	£1,150,000



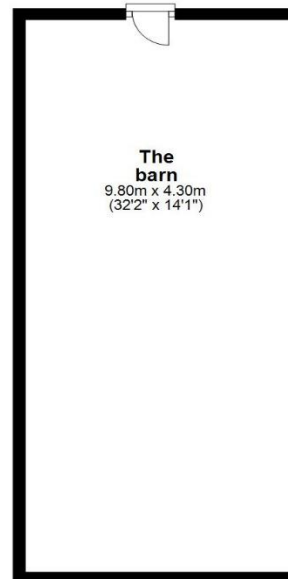
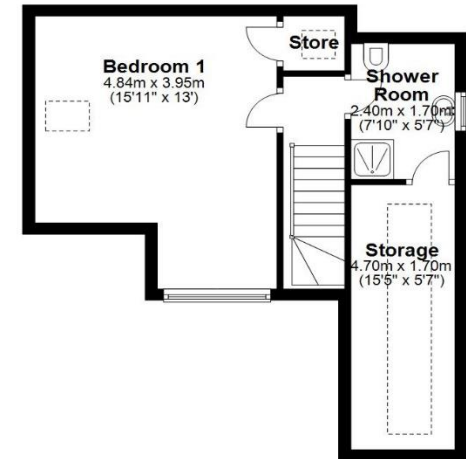




**Ground Floor**  
Approx. 150.1 sq. metres (1616.1 sq. feet)



**First Floor**  
Approx. 35.5 sq. metres (382.1 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Total area: approx. 185.6 sq. metres (1998.2 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only.  
Plan produced using PlanUp.





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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Water Side  
Residential

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