



**D'oyly Carte, Weybridge, KT13 8LX**



## DESCRIPTION:

Nestled in a quiet, enviable location on the River Thames with easy access to Weybridge and Shepperton, D'Oyly Carte Island is an exclusive mooring where we can provide two or three bedroom stunning residential boats.

Each one is beautifully handmade by our master craftspeople, with thoughtfully designed interiors, furnished to the highest standards to maximise space, comfort and luxury. We think it's a whole new way to experience life afloat, and we can't wait to tell you more.

A unique two-acre private island on the River Thames near Weybridge is the perfect location to moor your boat for total tranquillity and enjoyment.

Access to this beautiful island is by its own private footbridge which links secure parking on the mainland. Local shops and amenities are within an approximate 15 minute walk. This unique combination provides a beautiful balance of convenience with seclusion.

The centrepiece on the island is Eyot House, a private Grade II listed Victorian property which was built for Gilbert and Sullivan opera impresario Richard D'Oyly Carte.





D'Oyly Carte is a select mooring with approximately 30 pied-a-terre and leisure berths. Three linear moorings have already been allocated to Waterspace Living customers with an additional four new berths planned for construction in early 2025.

The remainder of moorings are occupied by private leisure craft from river cruisers, Dutch barges and wide-beam canal boats.





## TRANSPORT LINKS:

D'Oyly Carte Island is accessible to excellent road, rail and airport connections.

### Airports

Heathrow – 18 mins (7.6 miles)

Gatwick – 39 mins (33.2 miles)

### Motorways

M25 – 8 mins (3.4 miles)

M3 – 12 mins (5.6 miles)

M4 – 19 mins (12.7 miles)

### Trains

D'Oyly Carte Island to Walton Station – 7 mins (2.2 miles)

Walton – Waterloo – 5 x Trains an hour (Fast 26 mins, others 36 mins, no changes)

Walton – Clapham Junction – 5 x Trains an hour (Fast 17 mins, others 25 mins, no changes)

Walton – Vauxhall – 3 x trains an hour (All 30 mins, no changes)

## SHOPPING:

Weybridge High Street is an easy 15 minutes' walk or there are various car parks in the town centre. There's a Waitrose supermarket, various high street names and a good selection of independent café's, delicatessens and a butcher.

Walton-on-Thames, which lies just over 1.5miles away, has a slightly bigger selection of DIY stores, a large Sainsbury's supermarket as well as various high street chains.

## ABOUT WATERSPACE LIVING:

Waterspace Living is brought to you by Waterspace Developments Limited. The company was launched in 2019 by founding partners Mark Blackwell and Chris Hill, who have over 40 years' combined experience in the marine and property sectors. Working together with award-winning interior designers, Bayswater Interiors, the company has an enviable reputation for providing luxurious, beautifully crafted boats in the most sought-after locations.

THE LEXINGTON 70\*

21.3m long x 3.85m wide - 2 bedrooms



INDICATIVE LAYOUT PLAN

THE HAMPTON 70\*

21.3m long x 3.85m wide - 2 bedrooms



INDICATIVE LAYOUT PLAN



The light, bright kitchen and dining area is the perfect space for entertaining and comes with built-in 4-burner gas hob, oven, washing machine / dryer, microwave, fridge, freezer and even a separate wine fridge.

Water and electricity are provided close to each berth and there is also a refuse and recycling facility on the mainland. Boats can request the use of the pump out boat on island to dispose of Black water waste. Car Parking is available on a private access road from Walton Lane immediately opposite the Island footbridge.

The private owners of D'Oyly Carte Island are continually improving the island for boat owners. Being based on site, the owners are very proactive and tend to any arising issues quickly and efficiently.

There are numerous river cruising options from the Island. Just a short distance away is the start of the River Wey Navigation which provides a beautiful, scenic route to Guildford and beyond to Godalming. Alternatively, heading downstream on the River Thames, you can reach Hampton Court Palace passing through just 2 locks or head upstream through the rural towns and open countryside of Surrey and Berkshire.

The island has the tremendous benefit of its very own Cafe, bar and creperie set in wonderful landscaped surroundings with views over the River Thames.

## INFORMATION

### PRICE:

**Mooring Option 1:** £240,000

**Mooring Option 2:** £275,000

**LOCAL AUTHORITY:** The mooring is located within Elmbridge Borough Council.

**MOORING TERMS:** When you purchase one of our boats, you enter into a 12 month rolling mooring agreement with the operator of the site, Hills Management Services Limited. Moorings can be transferred to subsequent purchasers of your vessel. Please ask us for more details.





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.

The logo for Absolute Homes features a stylized 'A' made of bricks. Below the logo, the company name 'Absolute Homes' is written in a white serif font. At the bottom, contact information is provided: a telephone icon followed by '01784 557 898', an email icon followed by 'info@absolute-homes.co.uk', and a website icon followed by 'absolute-homes.co.uk'. The background is dark blue with a brick pattern on the left side.

The logo for Water Side Residential features a teal square with a water ripple pattern on the left. To the right, the words 'Water Side' are stacked above 'Residential' in a dark blue serif font. The background is white.

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