



Garricks Ait, Hampton

Description:

Set within the peaceful surroundings of Garrick's Ait, a private island on the River Thames in Hampton, this charming two-bedroom detached home enjoys a delightful position on the quieter side of the island while remaining within easy reach of Hampton Court Palace, the vibrant Hampton Court village and its railway station with direct services to London Waterloo.

The property has been thoughtfully improved and well maintained by the current owner and offers bright, open-plan living designed to make the most of the magnificent river views across to the Molesey bank. The accommodation includes a welcoming lounge area, kitchen, two bedrooms and a generously sized shower room, creating a comfortable and relaxed riverside home.

Outside, the landscaped garden provides several seating areas from which to enjoy the ever-changing river activity and abundant wildlife. Steps lead down to a paved landing stage with a private mooring, perfect for boating enthusiasts or simply embracing the tranquil waterside setting.

Access to the island is by boat from either the Hampton or Molesey bank, with a seasonal ferry service operating from the Hampton side during the spring and summer months. Residents also benefit from unrestricted parking on both riverbanks.

Forming part of a friendly and well-established island community, this unique home presents a rare opportunity to enjoy a distinctive Thames-side lifestyle, whether as a permanent residence or a peaceful weekend retreat.



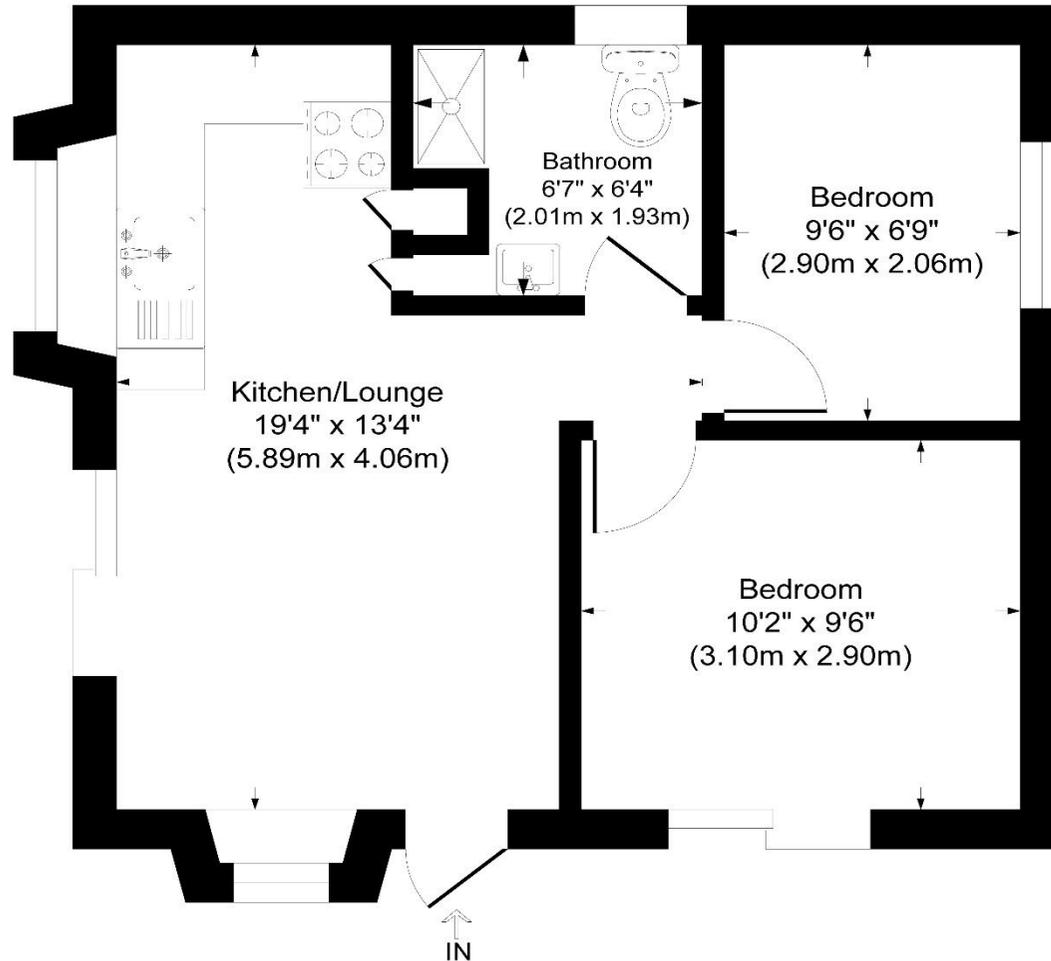


INFORMATION

TENURE:	Freehold
COUNCIL TAX:	C
COUNCIL:	Elmbridge Borough Council
EPC:	C
PRICE:	£400,000



**Approximate Gross Internal Area
409 sq ft - 38 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.



**Water Side
Residential**

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