

Absolute Homes



Church Island House, Staines-Upon-Thames

Church Island House, Church Island, Staines-upon-Thames TW18 4YE

£1,225,000 (Freehold)

Description

This 4 bedroom, 2 bathroom detached home offers 1734 sq ft of spacious and versatile accommodation, including a separate home office/studio/gym. The home, being only one of five 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 60ft water mooring.

The property itself has a wonderful bright and airy vaulted ceiling Riverside Lounge with double doors opening onto the raised terrace and an open plan fully fitted kitchen and utility room. The master bedroom has a full en-suite bathroom and access onto the river facing terrace, there are 3 further double bedrooms and a shower room. Planning permission historically was granted for conversion of the loft space for additional bedrooms, which subject to the usual consents, provides scope for enhancing this already sizable home.

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





Situation

As would be expected, the island has a superb community spirit, set away from the hustle and 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.









© Absolute Homes



'Why the owner loves living here'

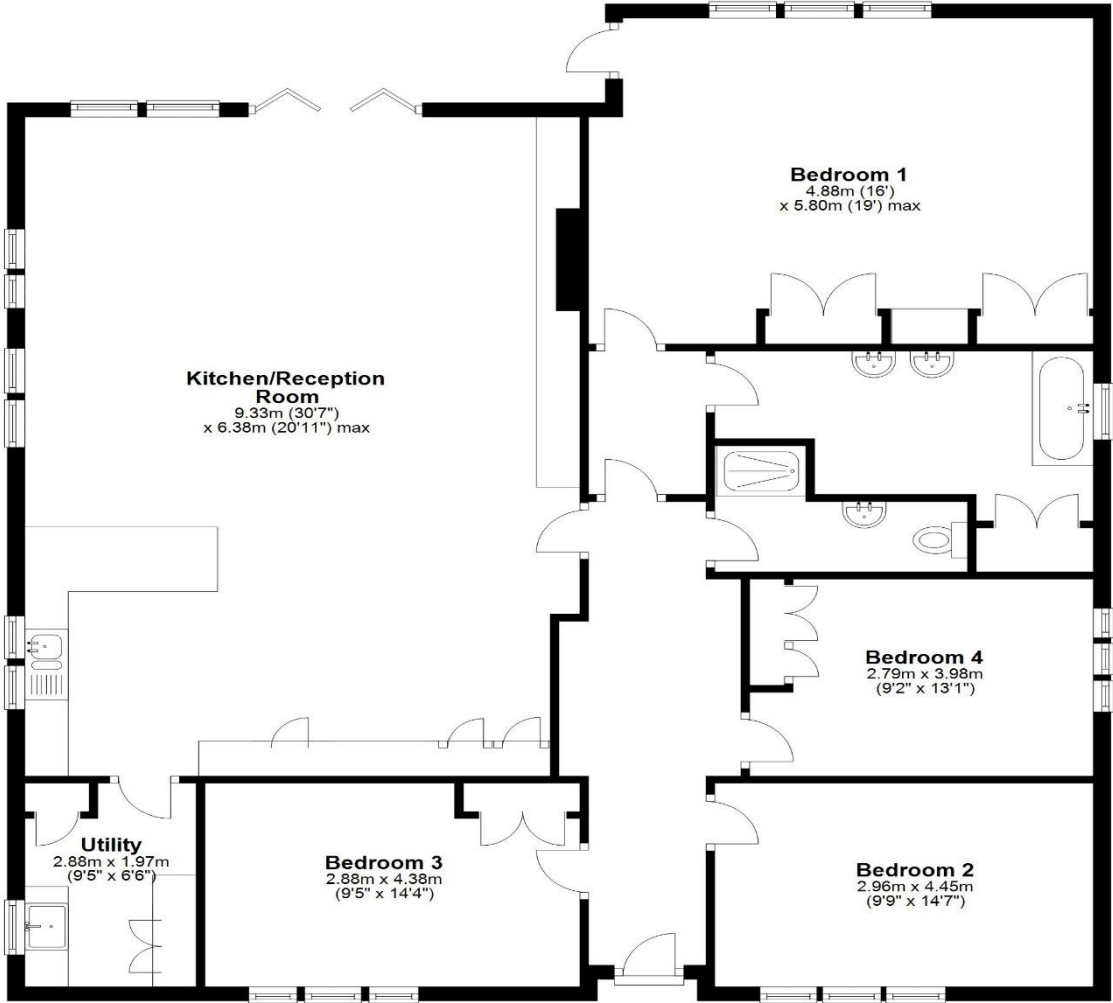
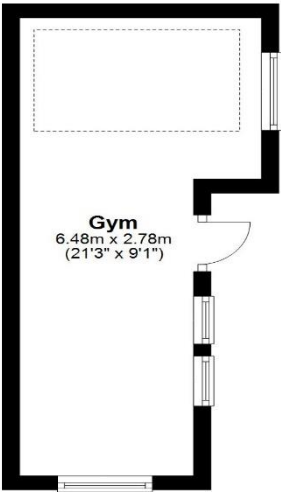
"Living on the Island is both peaceful and fun with boats passing by enjoying the river life. Kayaking, canoeing, paddleboarding can be done from the slipway in the garden and there is an excellent 60ft mooring for a boat. It is a very peaceful, quiet house, where you can sit and watch the river flow each day. The house is full of light with wonderful views of the river from the Lounge and the master bedroom. The South facing garden gives plenty of sun through the day, with some shaded areas from the mature trees and the large deck is a wonderful sun trap getting the sun most of the day from morning through to the evening. It is a fabulous house for entertaining. "

© Absolute Homes



Ground Floor
Main area: approx. 161.2 sq. metres (1734.7 sq. feet)
Plus , approx. 14.7 sq. metres (158.7 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Main area: Approx. 161.2 sq. metres (1734.7 sq. feet)
Plus , approx. 14.7 sq. metres (158.7 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.