Absolute Homes

Pharoah's Island, Shepperton

Description:

We are delighted to offer for rental this family home arranged over two floors covering just over 1700 sqft of accommodation with additional extensive eaves storage areas and 463 sqft of guest bedroom annex, sauna and workshop.

Upon entering the house there is a large and bright vaulted entrance hallway leading through to the double aspect 27' Riverside Lounge/ dining room with direct views of the River, log burning stove and access onto the raised extensive riverside deck. There is a stand alone office, luxury fitted kitchen/breakfast room, utility room and cloakroom. There is a double aspect, double bedroom on the ground floor with walk in wardobe and ensuite shower room. To the first floor is a master bedroom with ensuite shower room, walk in wardrobe and access to a deep balcony with wonderful views of the Thames, there is large second double bedroom and family bathroom.

The property was completed approximately 7 years ago and is thermally positive with a C rating for energy efficiency, double glazed windows, independent heating between ground and first floors and mains pressure hot water supply through a megaflow system. The property has easy glide sliding doors from the lounge onto the deck, a large separate utility room from the kitchen and a guest cloakroom.

The grounds are approximately 100ft in length and 85 ft across, tucked to one corner is a raised deck with substantial detached guest suite summerhouse, which has extensive decking laid around it to accommodate the sauna, workshop, hot tub and jacuzzi, affording views over the garden and towards the River. The is an extensive lawned garden with mature tree and shrub borders, leading to the 85ft frontage and mooring that has been renewed by the present owners. To the opposite bank is a landing stage for the property and this has also been refurbished.

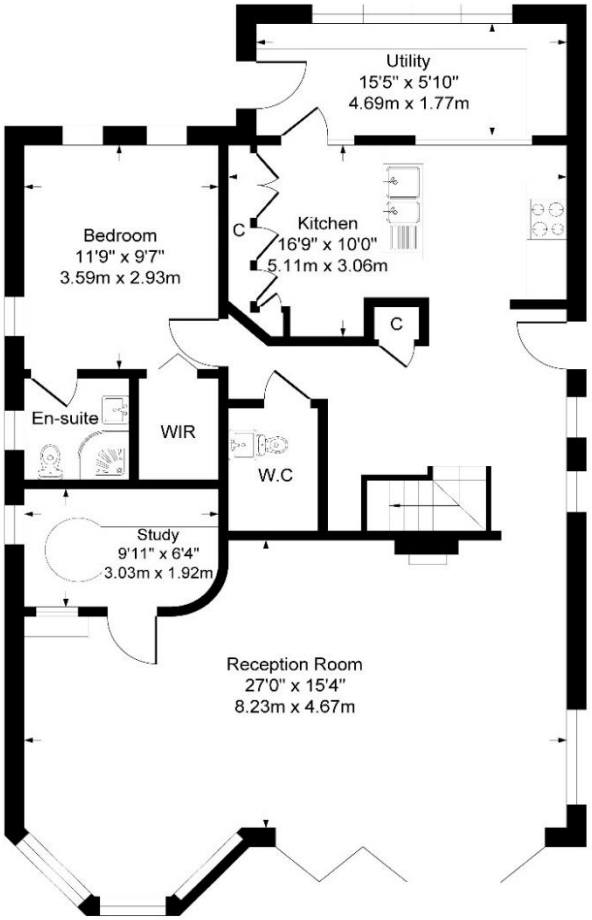
The property is one of 23 homes on this private, boat access island on the Thames, and is a community within a community and really is a way of life that once experienced will be difficult to replicate, there is a large green in the centre of the island for all residents to use and enjoy with social events and various functions throughout the year.

There are a number of schools in Shepperton, with Primary Schooling at St Nicholas Church of England offering co-education between 5 and 11 years old. Saxon Primary School catering for co-education between 4 and 11 years of age. Halliford Boys Independent School for 11-16 year olds and co-education for 6 form 16-18 years old. Thamesmead School co-educating 11-16 year olds.

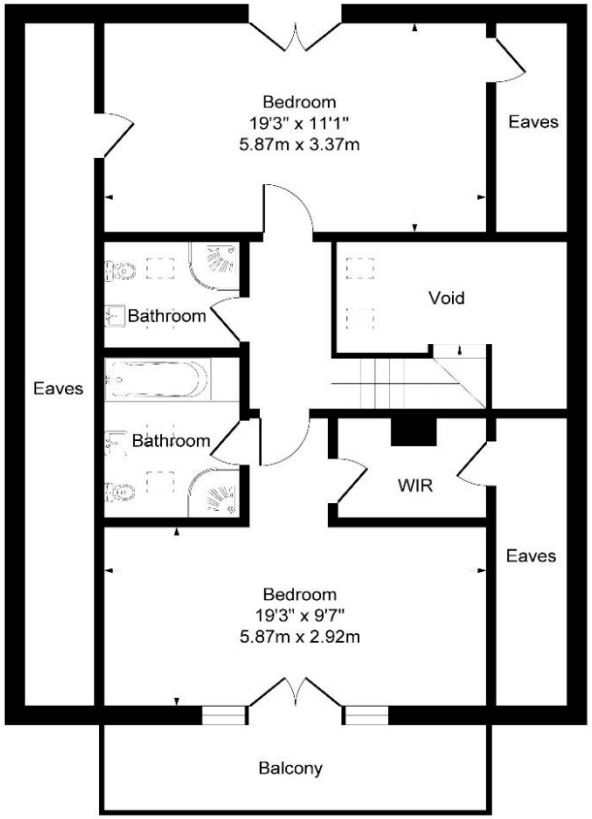
Shepperton village has a well supported array of shops, restaurants, coffee bars and pubs, together with a bus service accessing numerous towns, including, Chertsey, Walton on Thames, Sunbury, Staines upon Thames, Hounslow and Kingston and the railway station serving London Waterloo (16 miles) taking between 53 and 57 minutes depending on route and has approximately 39 trains a day.

Motorway access to the M25 and M3 are both within a 12 minute drive.

Approximate Gross Internal Area
2202 sq ft - 205 sq m



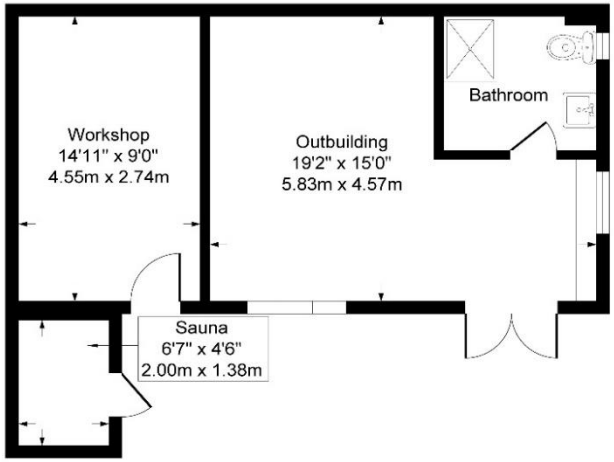
Ground Floor



First Floor

INFORMATION

TENURE:	Unfurnished
COUNCIL TAX:	G
COUNCIL:	Spelthorne Borough Council
EPC:	C
PRICE:	£3,500 per calendar month
AVAILABILITY:	Immediately



Outbuilding

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.

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These property particulars are a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Council tax and estimated utility charges, if shown, are given as a guide only and should be checked and confirmed independently prior to entering into a tenancy arrangement.