The Island, Thames Ditton

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Guide Price £1,350,000

This attractive detached riverside home is located on the popular Island within Thames Ditton Village. Approached via a private pedestrian footbridge the property is conveniently situated at the beginning of the Island.

The house was rebuilt in 1973 over 2 storeys and then remodelled more recently by the current owners to provide fabulous open plan living with vaulted ceiling and bi folding doors with unrivalled views over the river Thames and Home Park beyond. There are 2 bedrooms to the ground floor with luxury bathroom and then 2 further bedrooms to the first floor with an ensuite Shower room to the master.

The riverside garden has been cleverly tiered to create numerous seating areas perfect for entertaining and appreciating the river activity. The private mooring facility measures approx. 40ft.

Generous side access leads to the front of the property which offers a very private area with two substantial studios one of which is currently used as a therapy room with shower and toilet. There is also a useful storage room which is currently used to store gym equipment.

The Island is located within the ever-desirable Thames Ditton Village and walking distance to the mainline train station with a regular service into London Waterloo. Nearby Surbiton station offers a fast train into Clapham Junction which takes approx. 10 minutes.

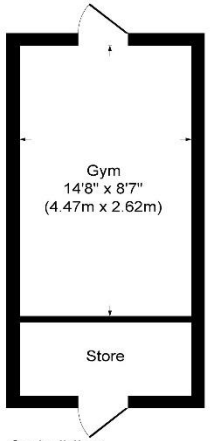
In early inspection is strongly advised to avoid disappointment.

START

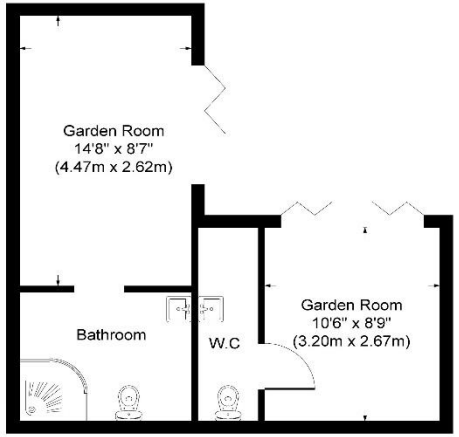
INFORMATION

TENURE:	Freehold
COUNCIL TAX:	D
COUNCIL:	Elmbridge Borough Council
EPC:	C
PRICE:	£1,350,000

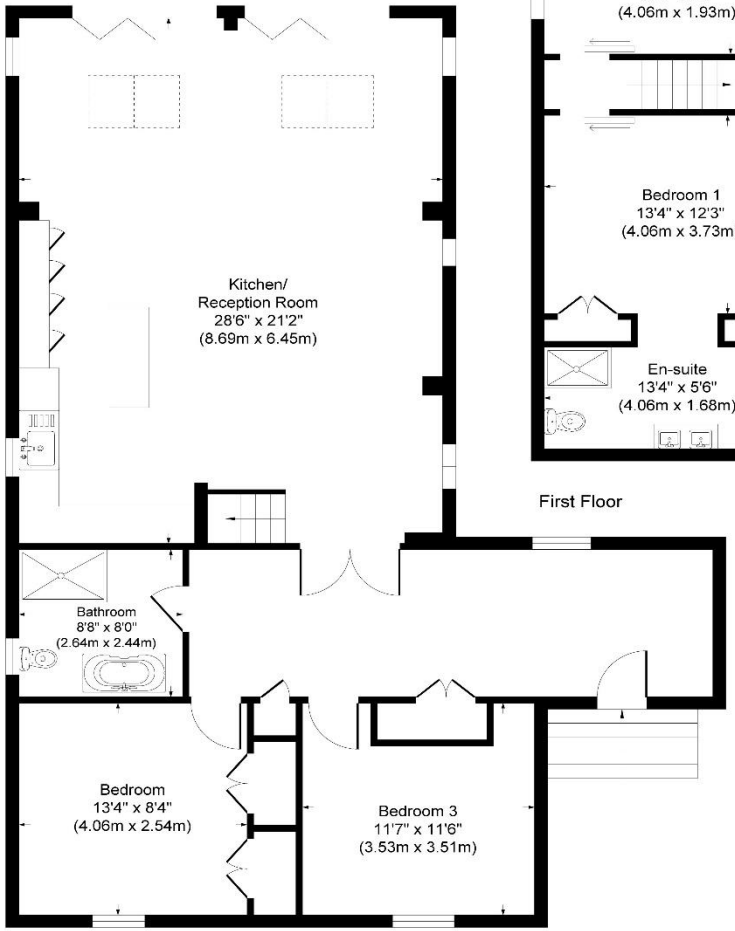
Approximate Gross Internal Area = 1562 sq ft - 145 sq m
Outbuilding Area = 482 sq ft - 45 sq m
Total Area = 2045 sq ft - 190 sq m



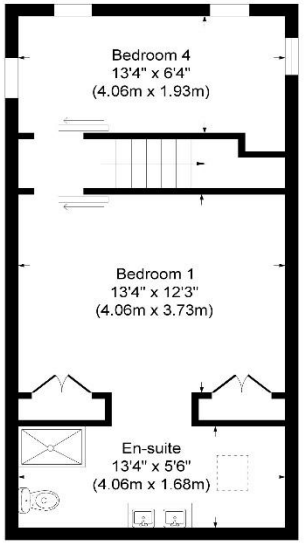
Outbuilding



Outbuilding



Ground Floor



First Floor

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.© Outline Photos.

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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