Absolute Homes

Hamhaugh Island, Shepperton

DESCRIPTION:

This fabulous, detached riverside property has been individually designed to create a wonderfully light and spacious 3-bedroom detached home and is located on a private Island in the middle of the river Thames betwixt the Shepperton and Weybridge bank. Accessed via a private footbridge the property is one of just 43 homes which enjoys the unique lifestyle Island living affords.

Rebuilt approx. 10 years ago the property offers beautifully presented and well-planned accommodation over two floors with an impressive open plan kitchen and living room with vaulted ceiling and bi-folding doors onto a riverside veranda. The master bedroom suite incorporates a large walk-in dressing area with en-suite bathroom and delightful views over the secluded garden. There is a second double bedroom, bathroom and utility room to the ground floor.

An attractive open staircase from the living room leads to a large open mezzanine area currently used as an office with picturesque views through the reception room and onto the river. A built-in bookcase cleverly conceals a door through to a third double bedroom with Velux windows which fill the room with an abundance of light.

To the riverside the veranda provides the perfect place to entertain whilst taking full advantage of the river activity with steps leading onto to a lawned garden. Further concrete steps lead directly down to the river front and private mooring.

Within the front garden there is a luxurious self-contained studio with its' own private garden area, ideal as an annex or guest accommodation.

Immediately opposite the Island there is a private, gated carpark where the property owns a tandem parking space which is comfortably accommodates two vehicles.

INFORMATION:

EPC:	C
COUNCIL:	Spelthorne Borough Council
COUNCIL TAX BAND:	E
PRICE:	£950,000

Hamhaugh Island, TW17 9LP

Approx Gross Internal Area = 130.53 sq m / 1405 sq ft
RHH / Eaves Storage = 28.09 sq m / 302 sq ft
Garden Room = 16.06 sq m / 173 sq ft
Total = 174.68 sq m / 1880 sq ft

= Reduced Headroom Below 1.5m / 5'0

Ref :

Copyright BLEU PLAN

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

Copyright @ BLEUPLAN

absolute-homes.co.uk ✆01784 557 898 info@absolute-homes.co.uk

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.