Absolute Homes
The Island, Thames Ditton, KT7

Description:

We are delighted to offer this rare and exciting opportunity to acquire a freehold residential property set on a private pedestrian-access island in the heart of the highly desirable village of Thames Ditton. Enjoying a wonderfully tranquil riverside setting, this detached home offers exceptional potential for those seeking to create a bespoke waterside residence.

The existing property would, in our opinion, benefit from comprehensive refurbishment, or alternatively presents an outstanding opportunity for redevelopment, subject to the usual planning consents. The grounds taper towards the island pathway and extend to approximately 97 ft in depth, leading down to a private mooring of around 32 ft in width — an ideal feature for boating enthusiasts and those wishing to fully embrace the Thames-side lifestyle.

The island itself benefits from mains water, electricity and drainage, and is accessed via a secure gated pedestrian bridge connecting directly to the village. Despite its peaceful and secluded setting, the property is perfectly positioned within walking distance of the centre of Thames Ditton, a historic riverside village renowned for its charming High Street, independent shops, cafés, traditional pubs and strong sense of community.

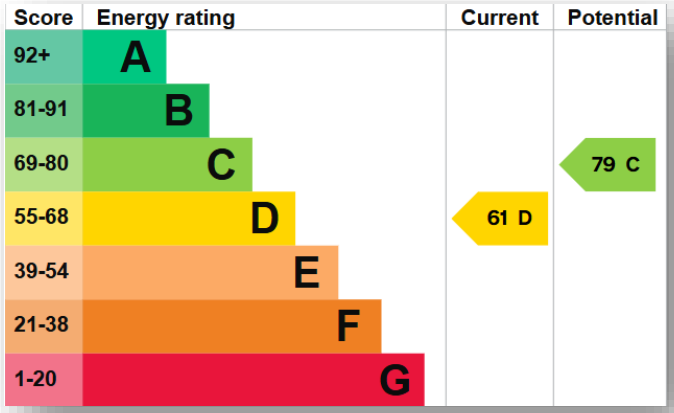
The area is also steeped in history, being located close to the magnificent Hampton Court Palace, one of England’s most celebrated royal palaces and a focal point for the surrounding riverside communities. The nearby River Thames towpath and surrounding green spaces provide excellent opportunities for walking, cycling and boating.

For commuters, Thames Ditton railway station is within comfortable walking distance and offers regular services to London Waterloo, while nearby Surbiton railway station provides fast connections to Clapham Junction in approximately 10 minutes, making access to central London both quick and convenient.

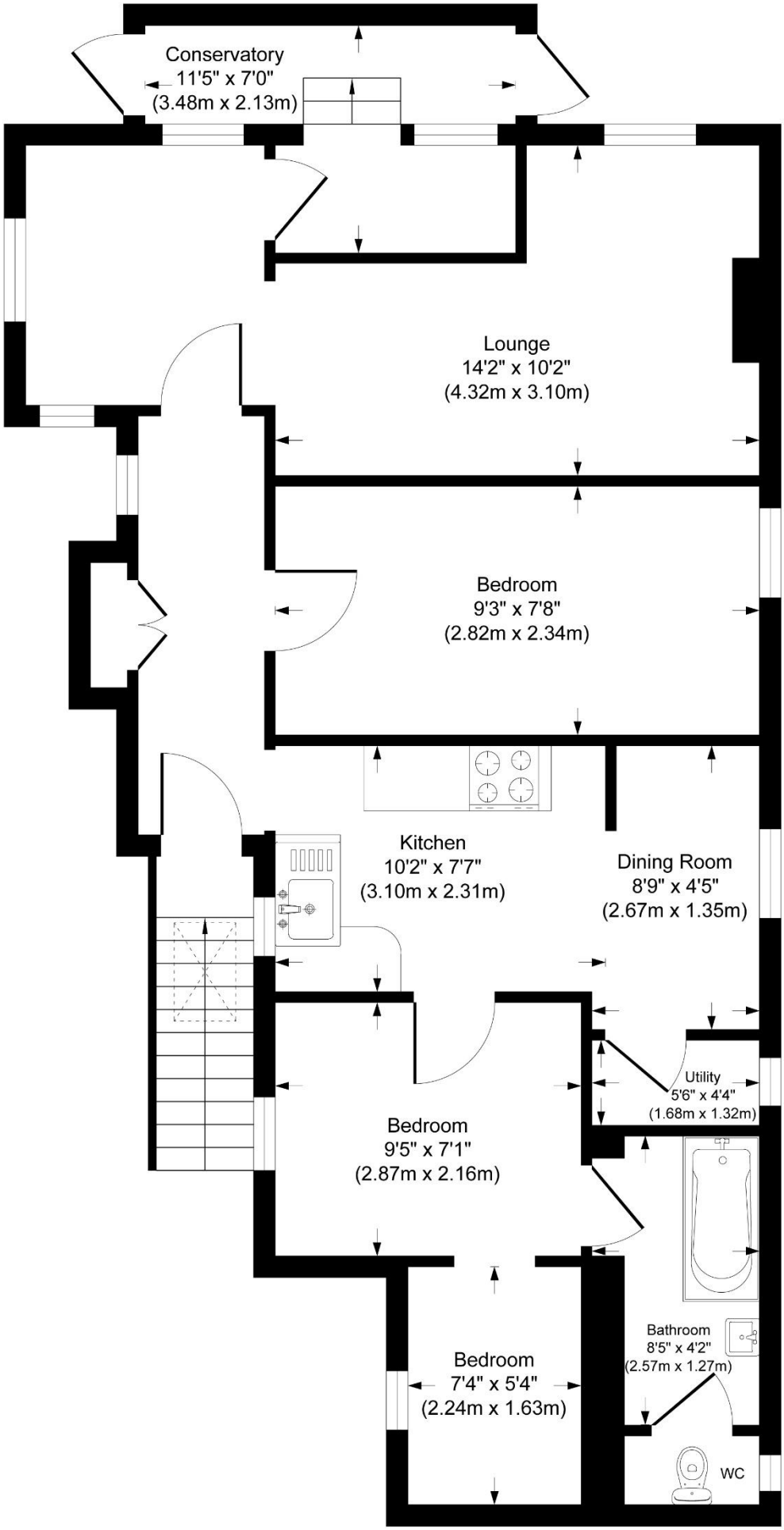
Combining a unique island setting with exceptional development potential and outstanding connectivity, this property represents a truly rare opportunity to create a distinctive riverside home in one of Surrey’s most sought-after village locations.

INFORMATION

TENURE:	Freehold
COUNCIL TAX:	C
COUNCIL:	Elmbridge Borough Council
EPC:	D
PRICE:	£565,000



Approximate Gross Internal Area
753 sq ft - 70 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.

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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.