Absolute Homes

# Watersplash Road, Shepperton, TW17,

## Description:

Situated at the end of a quiet no-through road in the highly regarded village of Shepperton, this impressive detached family home offers spacious and versatile accommodation extending to approximately 2,470 sq ft, all set within wonderful riverside-style gardens backing onto the tranquil River Ash.

Arranged over two floors, the property has been designed with family living and entertaining in mind. The ground floor features three generous reception rooms, including a superb conservatory spanning the width of the house and opening seamlessly into both the lounge and dining room, creating an exceptional social and entertaining space overlooking the gardens. A fitted kitchen, utility room, cloakroom and fifth bedroom complete the ground floor, together with access to the integral double garage.

Upstairs, the principal bedroom enjoys a dressing area and en-suite bathroom, while three further bedrooms and two additional bathrooms provide excellent accommodation for family and guests alike. Outside, the property continues to impress with a detached office/annex and separate summer house, ideal for home working, hobbies or additional entertaining space.

The home is approached via a large driveway providing ample parking and access to the double garage, while gated side access leads through to beautifully maintained lawned gardens stretching down to the River Ash, creating a peaceful and picturesque setting rarely found so close to village amenities.

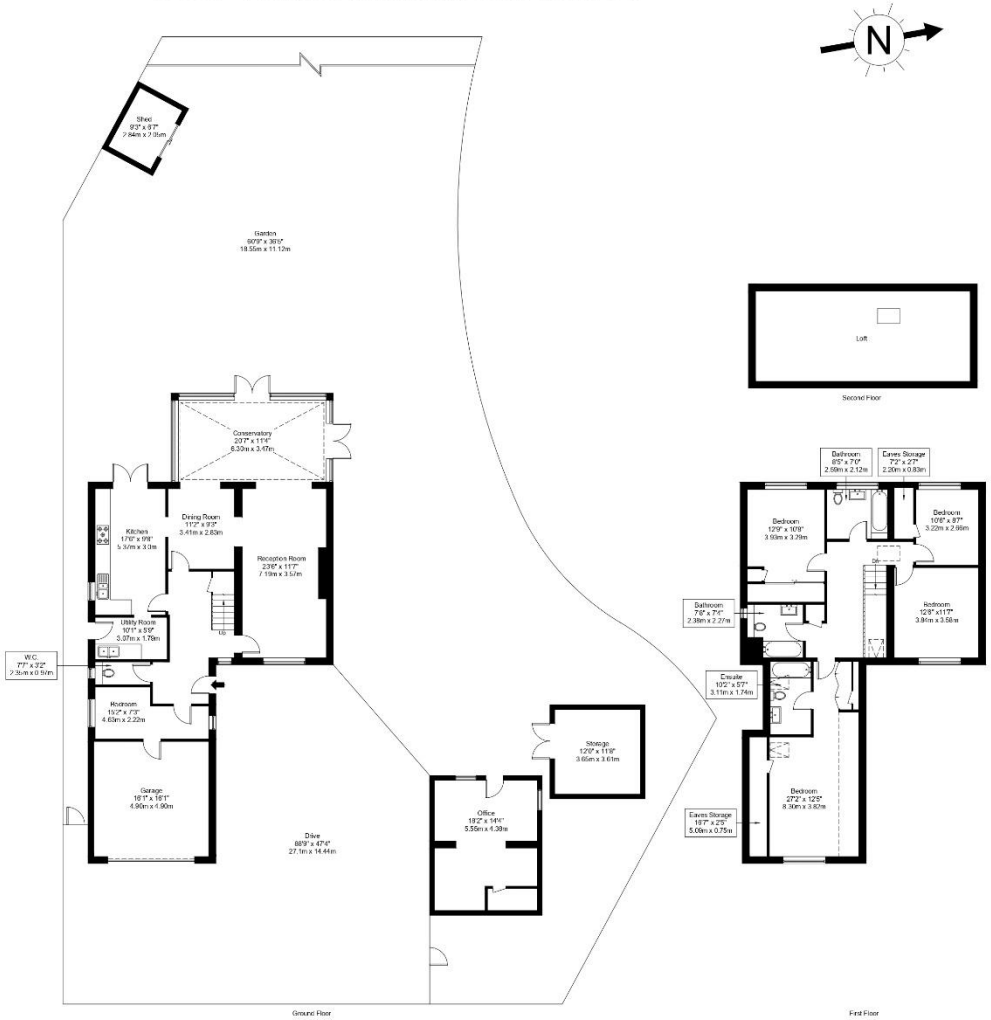
There are a number of schools in Shepperton, with Primary Schooling at St Nicholas Church of England offering co-education between 5 and 11 years old. Saxon Primary School catering for co-education between 4 and 11 years of age. Halliford Boys Independent School for 11-16 year olds and co-education for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

Shepperton village offers a charming selection of independent shops, cafés, restaurants and traditional pubs, together with excellent schooling for all ages and convenient transport connections. Shepperton Station provides regular services to London Waterloo in approximately 53–57 minutes, while the M3 and M25 are both within easy reach, making this an ideal location for commuters seeking a balance of countryside tranquillity and connectivity.

# Watersplash Road, TW17 0EN

Approx Gross Internal Area = 229.47 sq m / 2470 sq ft
RHH / Eaves Storage = 13.37 sq m / 144 sq ft
Storage = 13.18 sq m / 142 sq ft
Office = 24.31 sq m / 262 sq ft
Total = 280.33 sq m / 3018 sq ft

= Reduced Headroom Below 1.5m / 5'0

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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.

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## INFORMATION

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|---|---|
| TENURE: | Freehold |
| COUNCIL TAX: | G |
| COUNCIL: | Spelthorne Borough Council |
| EPC: | TBC |
| PRICE: | £1,250,000 |

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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.
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