

# Manor House Court, Church Road, Shepperton

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## A deceptively spacious home.

Located on an enviably peaceful private road in Old Shepperton this property offers extra features such as an indoor swimming pool, garaging for four cars, plenty of off-street parking and a large annexe of brick construction in the garden which is fully heated and wired suitable for an office, gym, living accommodation etc.

The layout of the house flows well with interconnecting reception spaces. The kitchen sits in the middle of the house to the rear, connecting to a lovely conservatory with views over the walled and landscaped garden. The dining room can be accessed from the kitchen for formal meals when entertaining, which in turn leads through to the formal reception room.



**Guide price:** £2,250,000

**Tenure:** Freehold

**Local authority:** Spelthorne

**Council tax band:** H

Double doors lead into what is currently set up as a large games room; perfect to entertain children or guests with a kitchenette and bar installed with easy access to the wine room and large indoor swimming pool complex, including changing rooms and a steam room.

Doors lead from here to the garden, reaping rewards of the sunny terrace so that one can enjoy the oasis of the garden.

There are two additional reception rooms to the ground floor, which would be well used as a snug, playroom or study.







The large principal suite is on the first floor, boasting a large en-suite bathroom, walk in wardrobe and a balcony with views out to the garden and the grounds of the Manor House.

There are four more double bedrooms, one with en suite, and a family bathroom.







Shepperton offers a variety of shops and restaurants and lovely walks by the River Thames.

The property is centrally located for easy access links to motorways (M25 & M3) and airports. Shepperton station provides a regular service into London Waterloo as does Walton On Thames.

The area has a number of state and private schools including Halliford, Sir Williams Perkins, St Georges College and Hampton School.

Shepperton Village - 0.3 miles  
Shepperton Station - 0.5 miles  
Walton Station - 2.75 miles  
Weybridge - 3.25 miles





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