

Absolute Homes

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Trinity Island, Weybridge

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£1,150,000 Freehold

We are delighted to offer for sale this individually architect designed home set within approximately 0.75 acres of grounds making up this private island on the River Wey. Access to this idyllic spot is via a private pedestrian bridge from the mainland which includes secure gated parking, substantial private moorings to both sides of the River and a large decked area to enjoy the river activity.

The property currently has 723 sq ft of accommodation with a spacious open plan kitchen to a triple aspect lounge with vaulted ceiling, log burning stove and doors opening to two terraces giving wonderful views over the gardens. There are two double bedrooms and bathroom. Within the grounds is a summer house, ideal as a guest suite or home office with W.C. Planning permission has been granted to extend or rebuild the property to increase the size. To the main stream there is approx. 730 ft of frontage and is fully navigable to main stream Thames.

Weybridge High Street is approximately 1 mile from the property with an abundance of restaurants, wine bars and pubs, together with a variety of boutiques and 2 supermarkets. The railway station is approximately 1.5 miles away and serves London Waterloo taking 30 – 39 minutes depending on the time of travel and line taken. There are over 100 trains a day.

A viewing is highly recommended to appreciate the wildlife, peace and tranquillity of this beautiful island setting.





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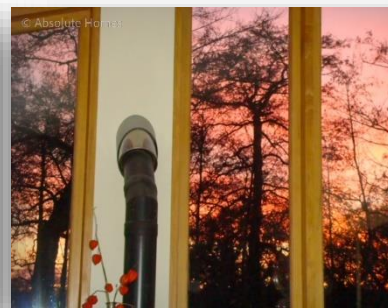
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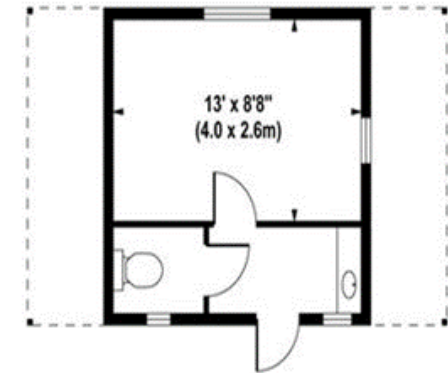
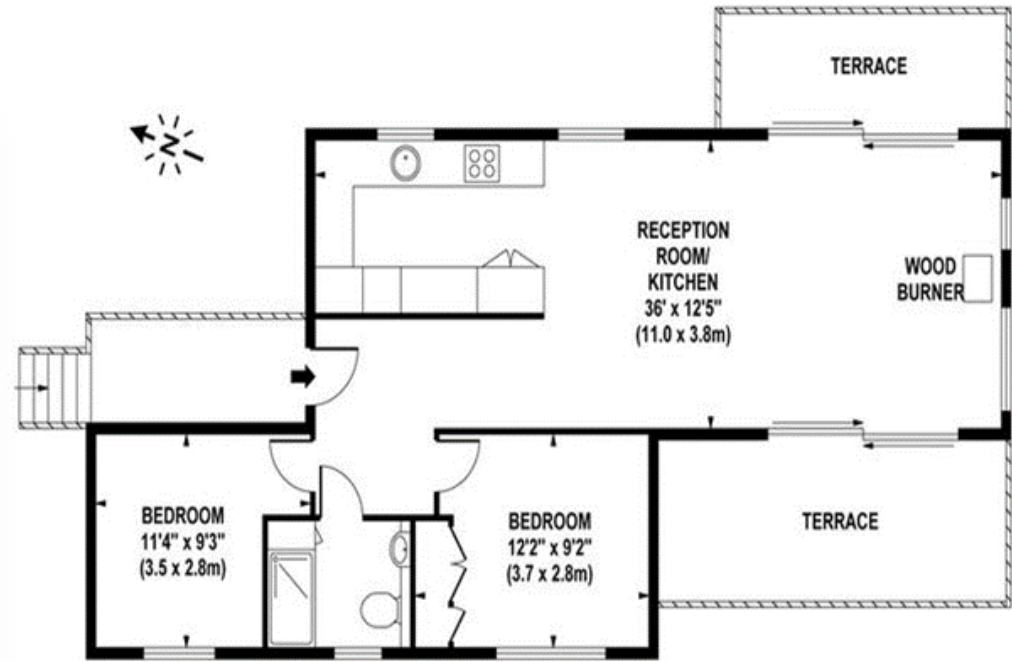


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

APPROX. GROSS INTERNAL FLOOR AREA 723 SQ FT / 67 SQ M (MAIN HOUSE)
 APPROX. GROSS INTERNAL FLOOR AREA 166 SQ FT / 15 SQ M (OUTBUILDING)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser / tenant. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given

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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.