



Hamhaugh Island, Shepperton

Description

This imposing home, extending to approximately 1,852.2 square feet, has been skilfully created by the present owners being completed approximately 15 years ago with conventional brick and tile construction and arranged over 2 floors. The property has a superbly planned flowing layout for entertaining and living approached via a bright entrance hallway with feature glass atrium allowing tremendous amounts of natural light which spills into the large, vaulted ceiling reception space with full width folding oak doors onto the same level deck and elevated views of the River.

The external walls are of brick and thermal block part-insulation filled cavity design. The raised ground floor is a concrete beam and thermal block construction. All the internal ground floor walls are solid block and plaster. The windows are double glazed and hardwood finished in Oak. There are 2 photovoltaic panels on the roof giving solar energy to the pressurised heating system.

The fitted kitchen with an array of storage cupboards and preparation surfaces also has a separate utility room housing the washing machine and tumble dryer whilst a second walk in cupboard allows for further storage and the pressurised hot water system.

The double aspect master bedroom to the ground floor, has ensuite facilities and also accesses the Riverside decking and swimming pool.

To the first floor is a galleried landing benefitting from the full effects of the atrium and a door leading to the roof terrace enjoying elevated Southerly views of the garden and River beyond. Two further bedrooms and a full family bathroom complete this floor.

From the raised decking there are steps leading down to the Riverside gardens enjoying a southerly aspect with a good deal of privacy extending to the 65ft moorings and River. The garden is beautifully landscaped including extensive natural screening from trees and shrubs, two decked waterside areas for entertaining and a raised summerhouse positioned for ultimate views of the water. Further steps from here lead down to the mooring and floating pontoons for private mooring on this idyllic stretch of the River.

The bespoke heated swimming pool with fitted swim flow system is just below the deck to one side of the property and has an easy glide retractable telescopic enclosure so swimming can be enjoyed with the enclosure in an open or closed position allowing use all year round

Upon entering the property grounds there are well stocked flower and shrub borders together with a separate outbuilding currently used as an office being insulated, double glazed and plenty of storage.

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 has a well supported array of shops, restaurants, coffee bars and pubs, together with a bus service accessing numerous towns, including, Cherstey, Walton on Thames, Sunbury, Staines upon Thames, Hounslow and Kingston and the railway station serving London Waterloo (16 miles) taking between 53 and 57 minutes depending on route and has approximately 39 trains a day.

Motorway access to the M25 and M3 are both within a 12 minute drive.

Asking Price: £1,250,000

Tenure: Freehold

EPC: C

Council Tax: Band E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



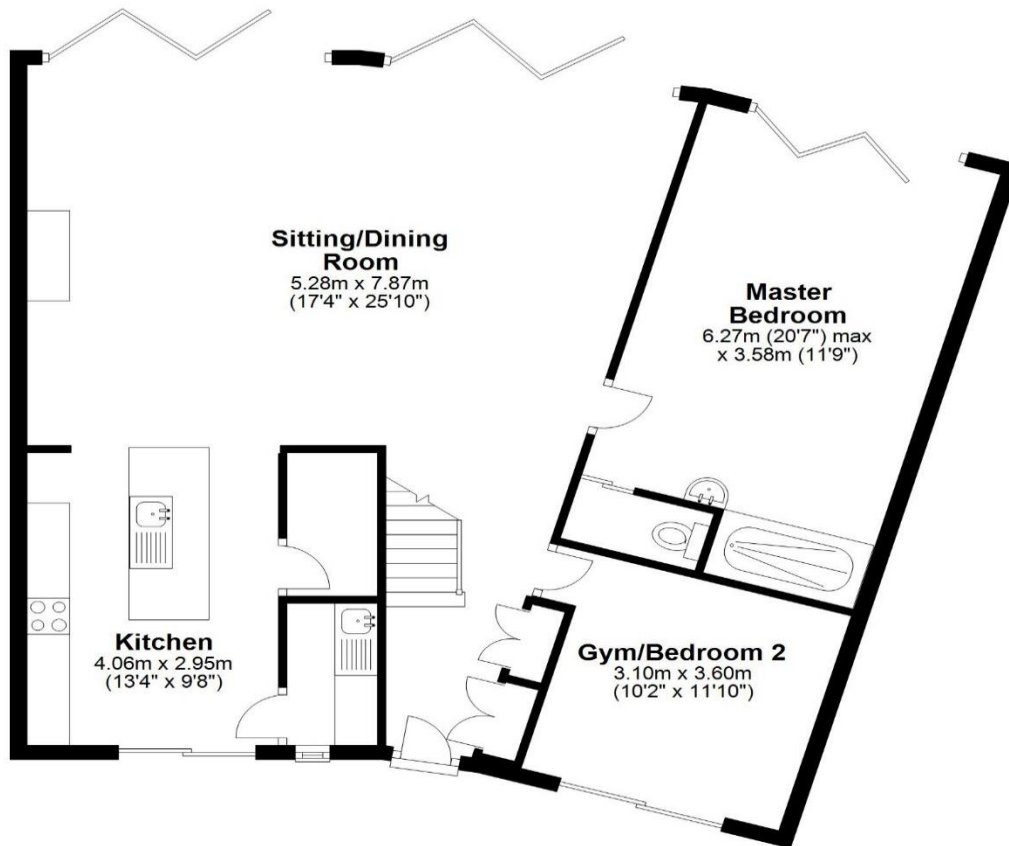






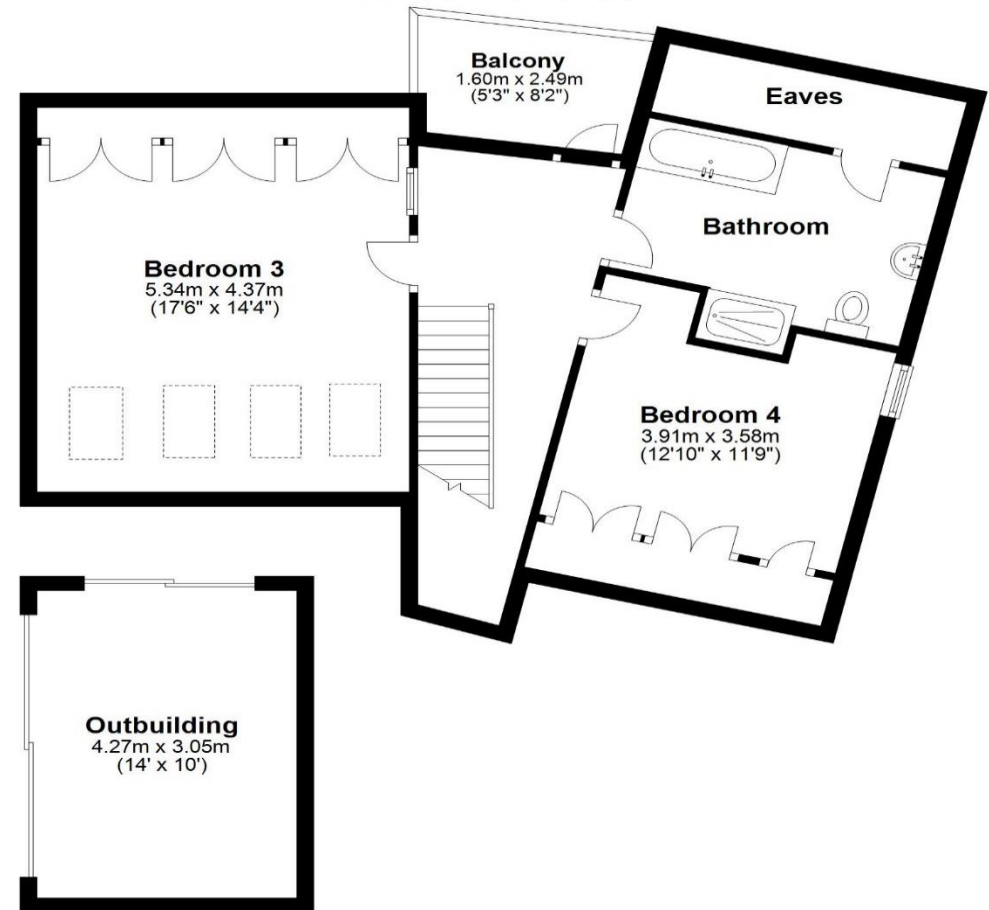
Ground Floor

Approx. 97.0 sq. metres (1043.9 sq. feet)



First Floor

Main area: approx. 62.1 sq. metres (668.2 sq. feet)
Plus outbuildings, approx. 13.0 sq. metres (140.1 sq. feet)



Main area: Approx. 159.1 sq. metres (1712.1 sq. feet)

Plus outbuildings, approx. 13.0 sq. metres (140.1 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only.
Plan produced using PlanUp.

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.

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