



The Island, Thames Ditton

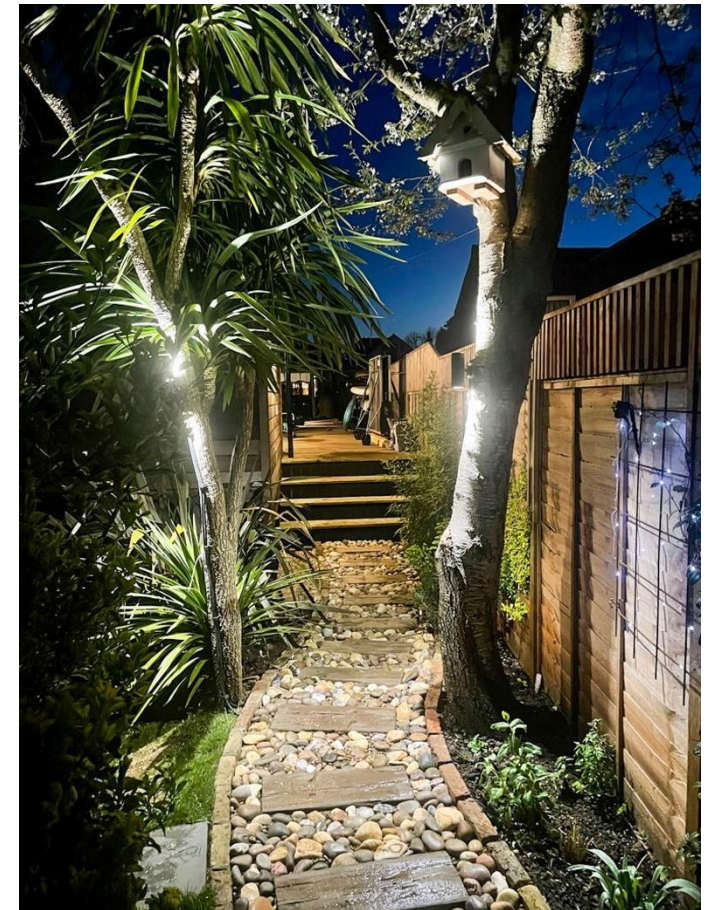


Description:

We are delighted to bring to the market this detached home forming part of a pedestrian access island in the heart of Thames Ditton village.

The property itself has superb entertaining space with doors leading out onto the raised Riverside deck with a Southerly aspect. A particular feature of the reception area and kitchen is the vaulted ceiling and log burning stove creating a welcoming and cozy feel.

There are 2 bathrooms serving the property presently with planning consent granted for an extension to increase the accommodation within this home.



In the garden are 2 modern build outbuildings suitable for a studio/ work space or guest accommodation.

The island is on the Thames and is within easy access of the railway station serving London and an array of shops, trades, restaurants and pubs in the village itself.

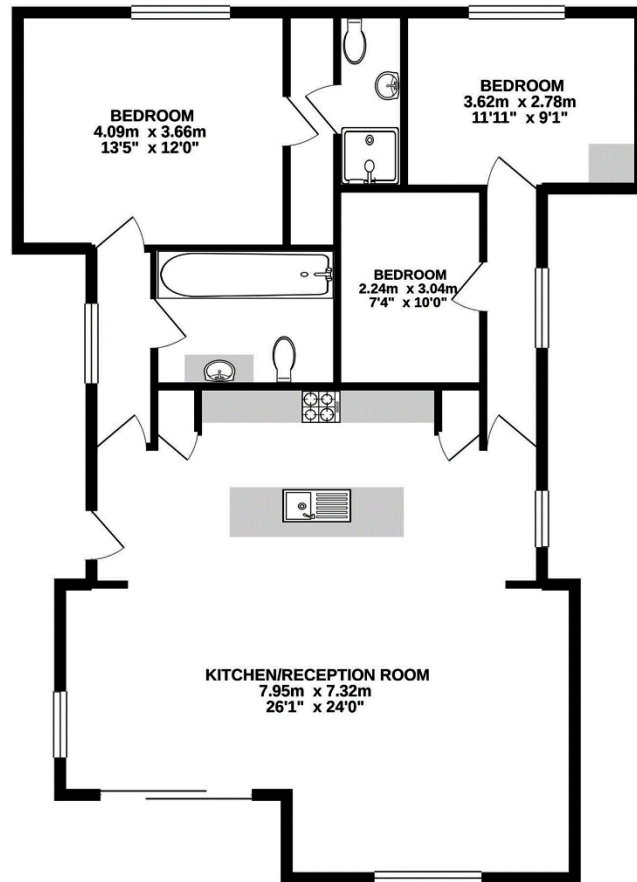
Viewing is strongly advised as properties such as this with the potential of creating further accommodation, implementing the existing planning consent are few and far between.



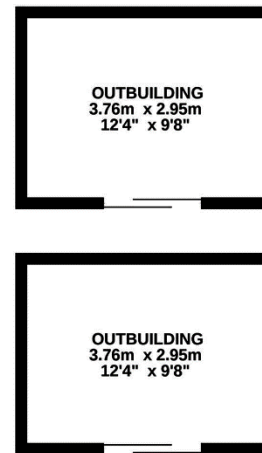




GROUND FLOOR
101.4 sq.m. (1091 sq.ft.) approx.



OUTBUILDINGS
23.0 sq.m. (248 sq.ft.) approx.



TOTAL FLOOR AREA: 124.4 sq.m. (1339 sq.ft.) approx.
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INFORMATION

TENURE: Freehold
COUNCIL: Elmbridge Borough Council
COUNCIL TAX: E
EPC: Exempt
PRICE: £935,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	48 E	
21-38	F		
1-20	G		

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.

