



Chestnuts, Church Island

Chestnuts, Church Island

£1,250,000 (Freehold)

Summary

We are excited to present this rare opportunity to acquire one of only five properties located on a desirable private Island in the middle of the river Thames accessed via footbridge and commanding a magnificent plot which extends down to the river front with private mooring and wonderful views.

Description

Accessed via a private footbridge this detached, brick riverside home boast spacious accommodation over two floors and commands a large plot with direct frontage onto the mainstream river Thames and the back water. One of only five homes located on this idyllic private island the property enjoys open plan living, three double bedrooms, bathroom and separate shower room.

Outside the wrap around gardens provide much privacy and numerous entertaining areas to include a large solid wood Gazebo and popular Breeze house. The detached studio currently used as an office could also be used for guest accommodation.

The backwater river frontage is also owned by the property and provides an extra mooring facility.

Residents have the benefit of permit parking close to the bridge.

The Town centre is a short walk along with a number of popular Pubs and Lammas Park. An early inspection is strongly recommended.





INFORMATION

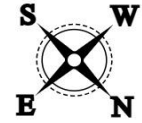
| | |
|---------------------|---------------------------|
| TENURE: | Freehold |
| COUNCIL TAX: | G |
| COUNCIL: | Runnymede Borough Council |
| EPC: | D |
| PRICE: | £1,250,000 |



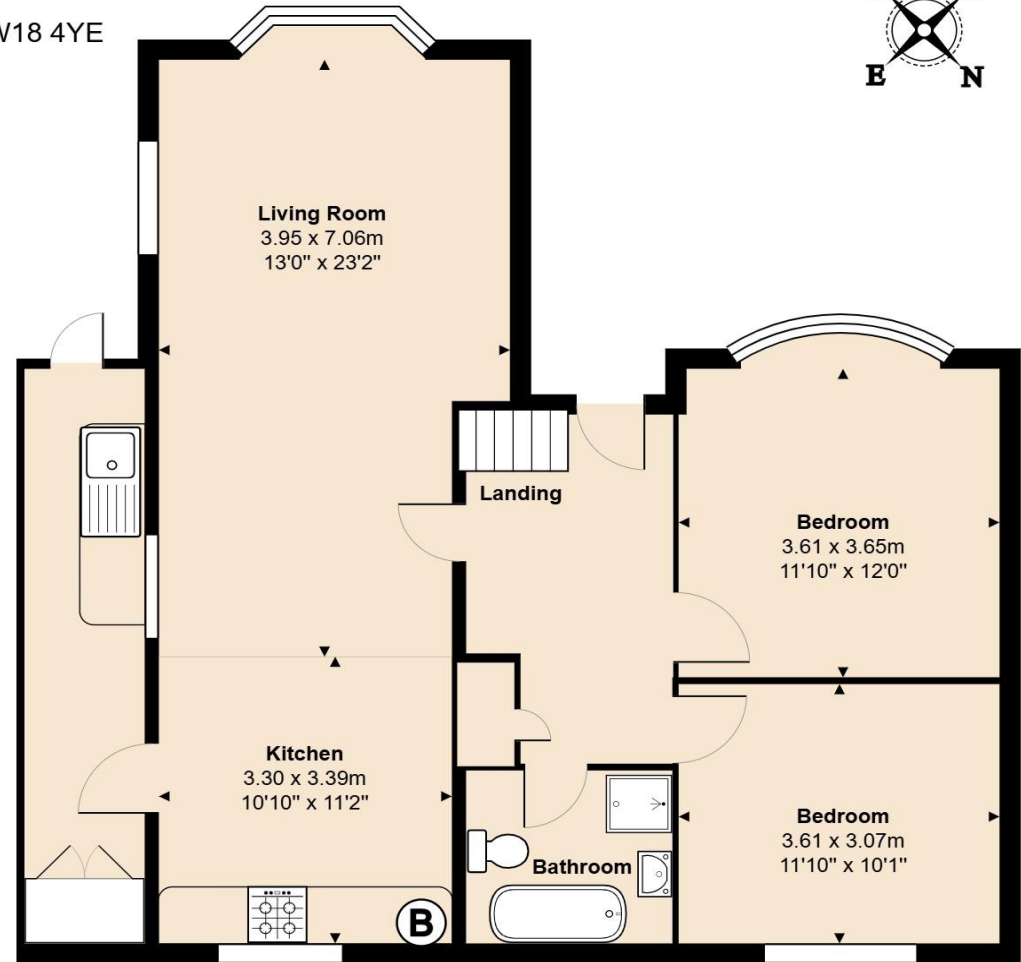
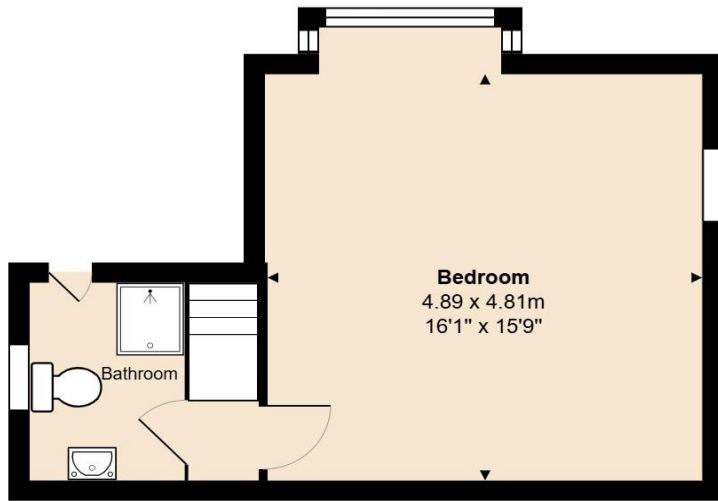


Chestnuts, Church Island, Staines-upon-thames, TW18 4YE

Total Area: 120.3 m² ... 1295 ft²



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | | |
| 55-68 | D | 63 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



All measurements are approximate and for display purposes only

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.

Absolute Homes

01784 557 898 | info@absolute-homes.co.uk | absolute-homes.co.uk

Water Side Residential

Boldre House, Weston Green, Thames Ditton, Surrey KT7 0JP T 0208 398 9400