



Absolute Homes

Pantiles Court, Lower Sunbury



DESCRIPTION:

Nestled within the heart of the sort-after riverside village of Sunbury-on-Thames, forming part of the conservation area. This delightful period coach house dating back to around 1720 offers a unique opportunity to acquire a home, rich in character and history. The property offers flexible accommodation, set within approximately half an acre of beautifully maintained grounds, adjacent to the picturesque open space of Orchard Meadow.

Accessed via an attractive exposed brick wall with elegant wrought iron gates, the property opens into a charming courtyard garden that leads to the front entrance. To one side, a spacious driveway provides ample parking for multiple vehicles and leads to a double garage, offering both practicality and convenience.

The home is thoughtfully arranged over two floors, providing 1,600 sq. ft. of living accommodation, with an additional 564 sq. ft. comprising the garage and a separate annex with ensuite facilities. The ground floor boasts two well-proportioned reception rooms, a fitted kitchen, utility room, a double bedroom, and a shower room. Upstairs, there are two further spacious double bedrooms and a cloakroom.

A rare opportunity to enhance and extend, the property benefits from approved planning consent (granted in November 2024) for a single-storey rear extension with a link to the refurbished garage, creating a garden room. The approved plans also include two replacement rear dormers, an additional front-facing dormer, a replacement roof, landscaping, and an upgraded front gate.

Period homes of this nature are rarely available, and early viewing is highly recommended to appreciate the character, space, and potential this charming home has to offer.



INFORMATION

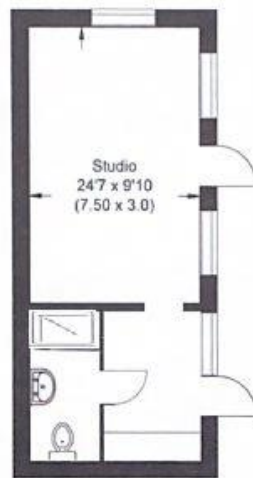
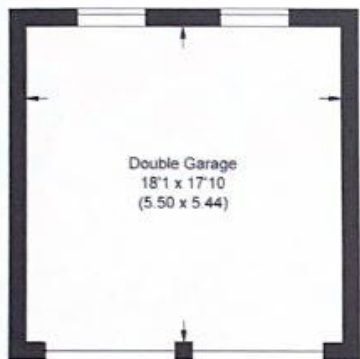
TENURE: Freehold
EPC: E
PRICE: £1,325,000
COUNCIL: Spelthorne Borough Council
COUNCIL TAX: Band G







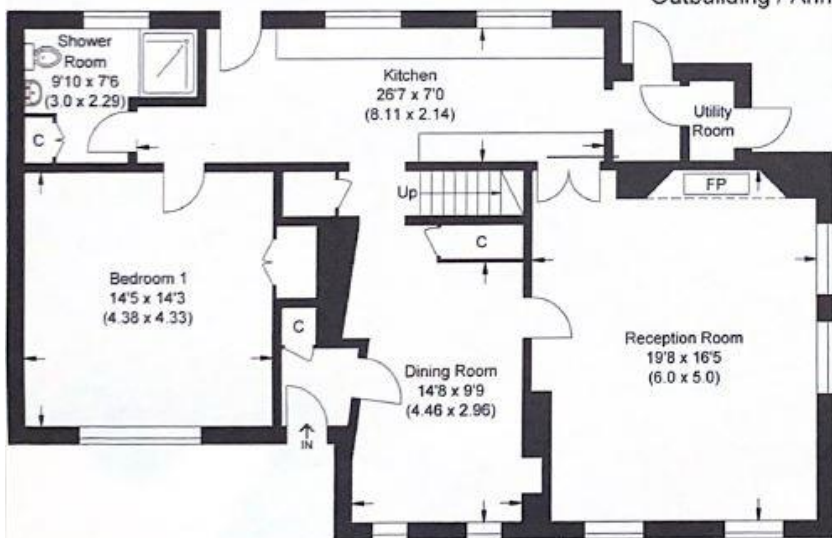




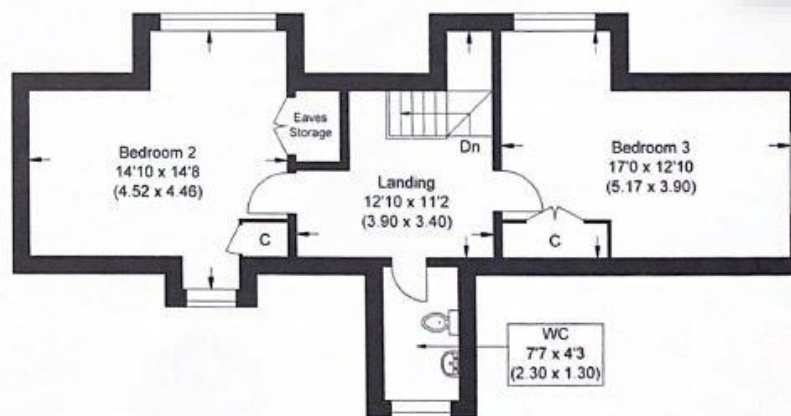
Approximate Gross Internal Area
147.65 sq m / 1589.29 sq ft
(Excludes Eaves Storage, Garage & Outbuilding Annex)
Outbuilding / Annex Area 22.50 sq m / 242.18 sq ft
Garage Area 29.92 sq m / 322.05 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

Outbuilding / Annex



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

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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.

