



Beasley's Ait, Lower Sunbury, TW16







## DESCRIPTION:

Located in a highly sought-after private road, this delightful detached home enjoys superb views over open fields and the River Thames, offering a truly idyllic setting. Brimming with character and charm, the property provides generous and versatile accommodation spanning 1,734 sq. ft., thoughtfully arranged over two floors.

The first floor comprises two spacious double bedrooms, both filled with natural light, with the principal bedroom featuring double doors that open onto a private balcony, perfectly positioned to take in the serene river views. A well-appointed family bathroom completes this level, providing comfort and convenience.

On the ground floor, the home continues to impress with two additional guest bedrooms that offer flexibility as home offices or studies, ideal for modern living. A stylish shower room serves this level, while the expansive double-aspect living room creates a welcoming atmosphere with ample space for both relaxation and entertaining. The well-equipped fitted kitchen seamlessly connects to a charming sunroom, allowing for an abundance of light and wonderful views over the beautifully maintained rear garden.

This property is equipped with modern enhancements, including a newly installed energy-efficient air source heat pump with radiators and double glazing throughout, ensuring warmth and efficiency all year round.

Externally, the home is complemented by a detached double garage and ample off-street parking. The beautifully landscaped rear garden is a haven of tranquility, leading directly to the water's edge and offering captivating views of the weir. Adding to the uniqueness of this location, residents also enjoy access to a private one-acre meadow, providing an exceptional space for leisure and relaxation.



Perfectly positioned between Lower Sunbury, Shepperton, and Walton-on-Thames, the property benefits from easy access to a variety of local shops, traditional pubs, restaurants, and excellent transport links. Nearby train stations offer swift connections into London, with journey times ranging between 33 and 57 minutes. Picturesque Thames Path walks, marinas, and open green spaces further enhance the appeal of this riverside lifestyle.

A range of highly regarded schools are within close proximity, including Beauclerc School (Nursery to Year 2), Chennestone Primary School (ages 5-11), and Hawkedale Primary School. Secondary education is well catered for with The Bishop Wand Church of England School and Sixth Form (ages 11-19) and Thamesmead School in Shepperton (ages 11-16).

This exceptional home presents a rare opportunity to embrace riverside living in a peaceful yet well-connected location. A viewing is highly recommended to fully appreciate the charm, space, and unrivalled surroundings this property has to offer.







## INFORMATION

**TENURE:** Freehold

**EPC:** F

**PRICE:** £925,000

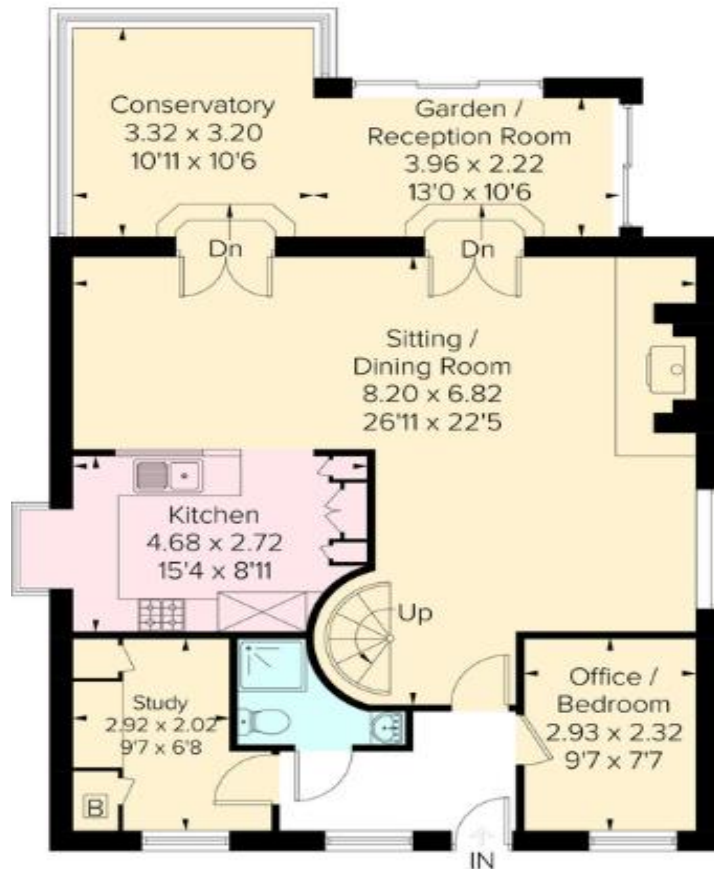
**COUNCIL:** Elmbridge Borough Council

**COUNCIL TAX:** Band G

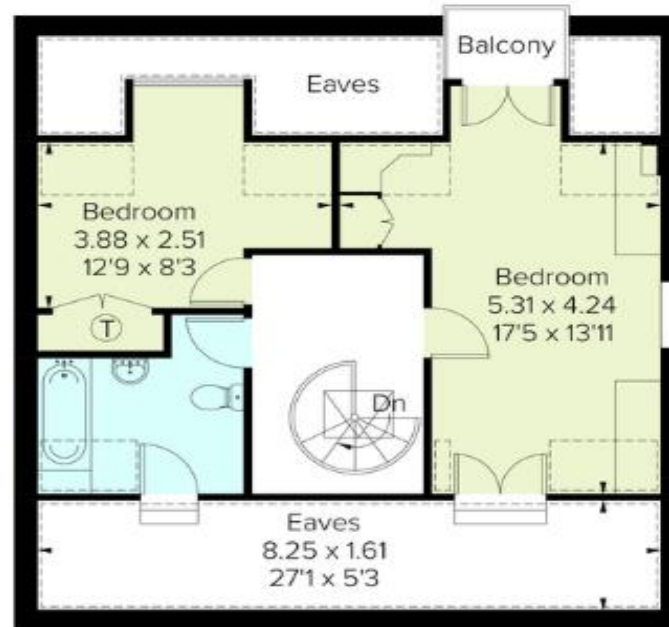




Approximate Area = 161.1 sq m / 1734 sq ft (Including Eaves)  
Including Limited Use Area (28.5 sq m / 306 sq ft)  
Garage = 26.5 sq m / 285 sq ft  
Total = 187.6 sq m / 2019 sq ft

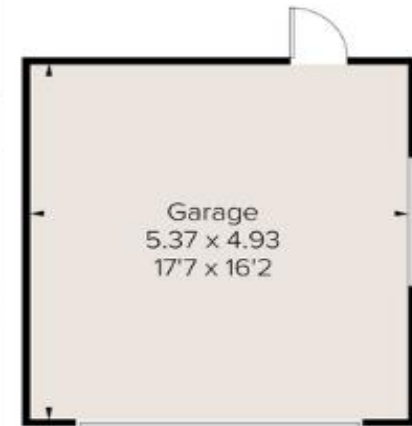


Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E		
21-38	F	36 F	
1-20	G		



(Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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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.

**Absolute Homes**

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**Water Side Residential**

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