



 Absolute Homes

Ryepeck Meadow Moorings, Shepperton



## Description:

We are delighted to offer for sale this stunning 3-bedroom floating home.

Offering a unique riverside lifestyle, blending modern comfort with tranquil waterside living. Set on a residential mooring within gated 3-acre grounds, this home provides a peaceful retreat on the Thames, complete with stunning surroundings and convenient amenities.

The vessel is laid out on three floors, upon entering the vessel there is a lovely modern fitted kitchen overlooking beautiful views of the Thames, followed to the right a spacious lounge with a cosy wood burner perfect for heating the vessel in winter in addition to a modern and very efficient diesel fuelled heating system, as well as to the left a gorgeous bright dining room with double doors leading to a raised terrace with seating area, ideal for relaxing and alfresco dining taking in the riverside views and the wooded river bank opposite.

The master bedroom offers a wide range of space with good storage, next to the family bathroom with good head height. There are two further bedrooms one with an en-suite shower room completing this very versatile accommodation. Throughout the vessel there is plenty storage.

Set in gated private grounds of 3 acres, with a dedicated parking space for up to 4 cars, a short walk through the orchard opens onto the towpath and the moorings which are positioned on the mainstream Thames, offering a wonderful outlook and peaceful environment.

This floating home offers a rare opportunity to experience life on the water with all the comforts of modern living, making it the perfect riverside escape.







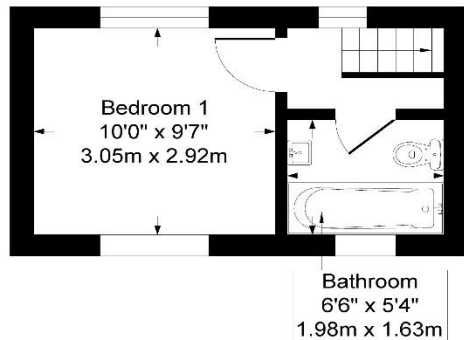
## INFORMATION

**COUNCIL TAX:** A  
**COUNCIL:** Spelthorne Borough Council  
**EPC:** n/a  
**PRICE:** £325,000

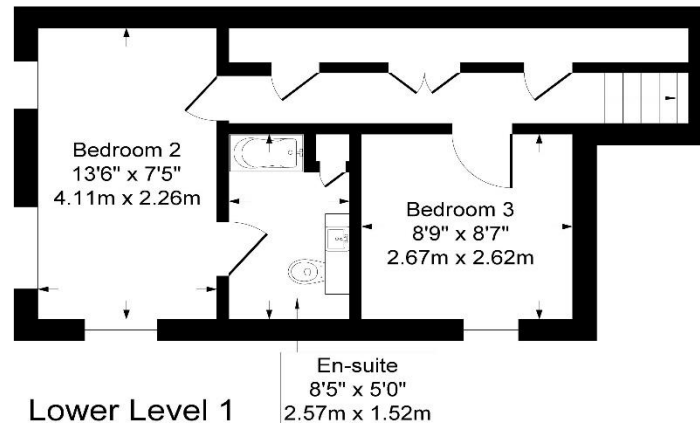




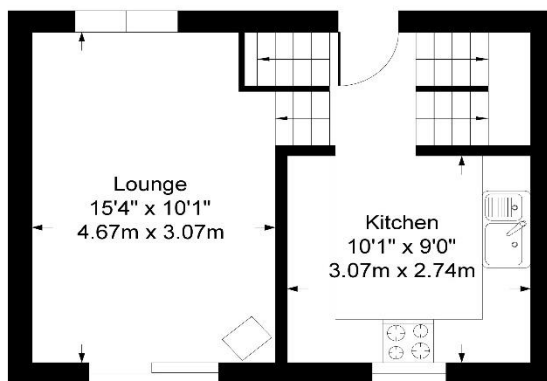
**Approximate Gross Internal Area  
1049 sq ft - 97 sq m**



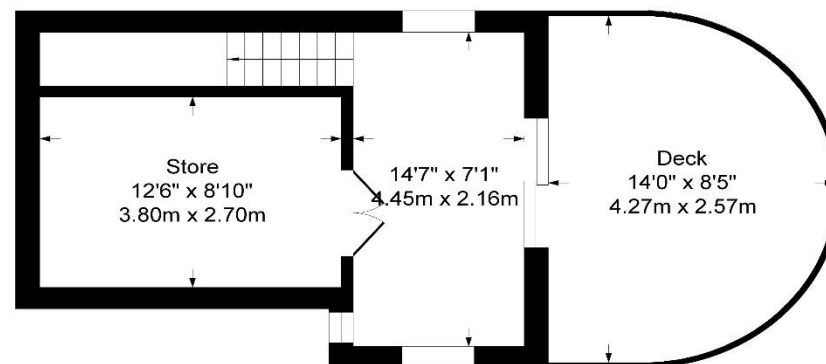
Lower Level 2



Lower Level 1



Entry Level



Upper Level

Although every attempt has been made to ensure accuracy, all measurements are approximate.  
This floorplan is for illustrative purposes only and not to scale.  
Measured in accordance with RICS Standards.



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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.

