



Dockett Eddy, Chertsey



DESCRIPTION:

A rare opportunity to acquire a one-of-a-kind riverside residence set within a tranquil, semi-rural location directly on the mainstream River Thames. Commanding 0.26 acres this stunning architect-designed home offers an exceptional blend of contemporary luxury and natural beauty.

Re-built in 2014 the property offers some 2,075 sq. ft of light and spacious accommodation across two floors. The heart of the home is the striking riverside open plan reception room which incorporates a modern kitchen with breakfast bar complete with a vaulted ceiling and bi-folding doors that open onto a full-width raised terrace, perfect for seamless indoor-outdoor living and entertaining with covered seating area and currently housing a hot tub. There are two double bedrooms both with an ensuite, a study and large utility room. An attractive sweeping, open tread staircase leads to a galleried landing master suite featuring a luxurious ensuite bathroom, a walk-in wardrobe, and access onto private balcony with river views.

The property is a short drive through the picturesque Chertsey Meads and forms part of a gated community with just two other riverside homes. A double width garage and shingle driveway provides ample parking.

To the riverside the extensive well manicured grounds lead directly to the river with approx. 55ft of river frontage and private mooring.

Chertsey town centre is just 2 miles away and offers an array of restaurants, pubs and shops to include a Sainsburys supermarket. However there are local shops close by for convenience.

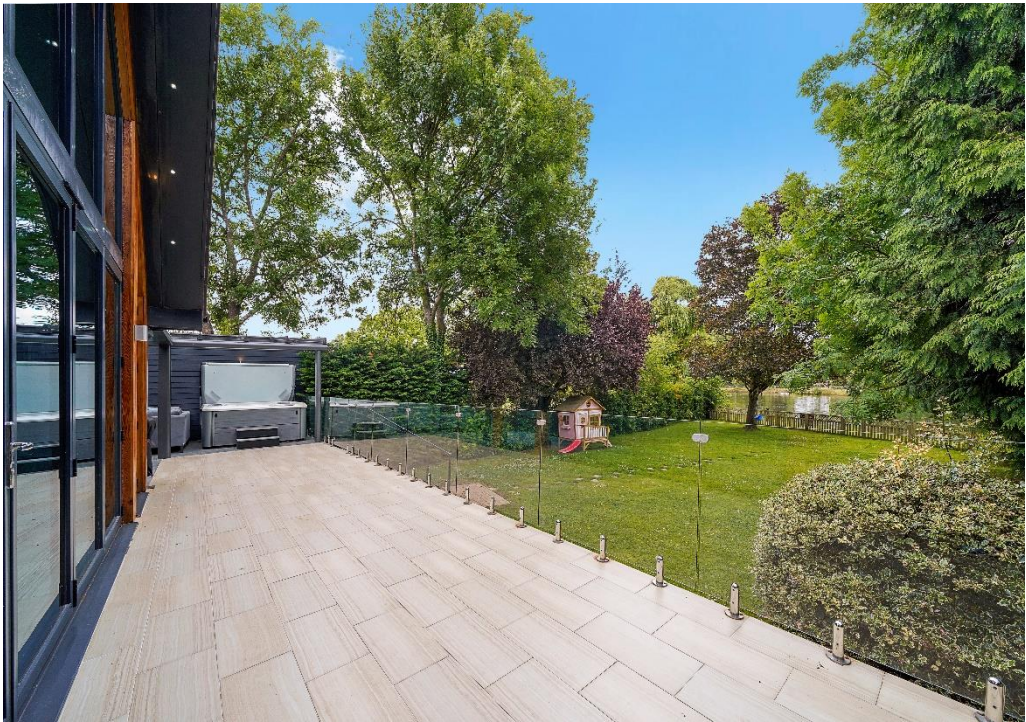
Such properties are rarely available to the open market and would highly recommend an internal viewing.

INFORMATION:

EPC:	D
COUNCIL:	Runnymede Borough Council
COUNCIL TAX BAND:	G
PRICE:	Offers In Excess of £1,500,000









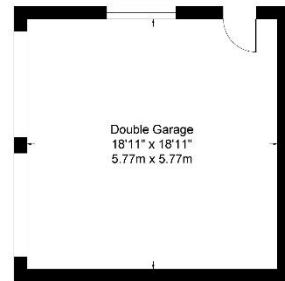




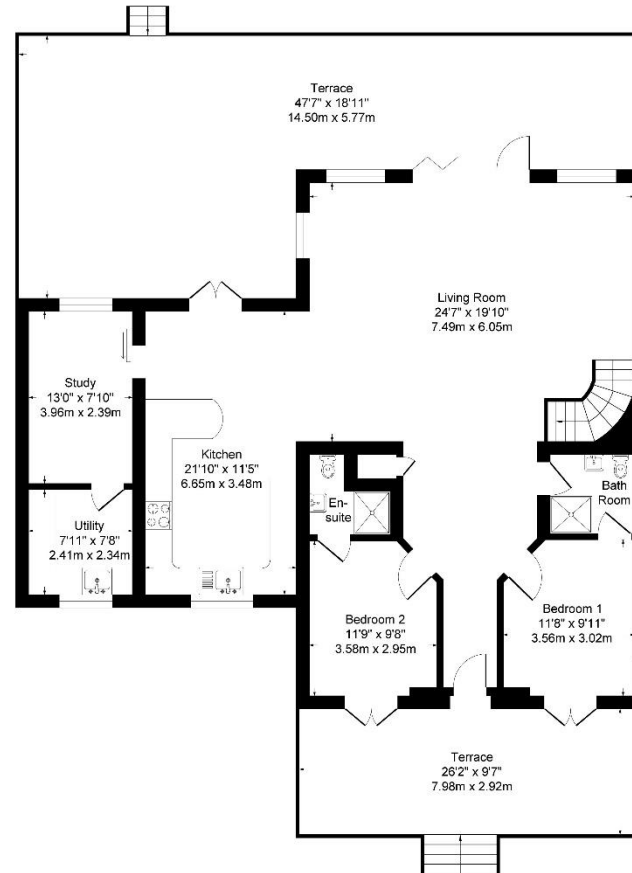
Approximate Gross Internal Area = 2074 sq ft - 193 sq m

Garage Area = 358 sq ft - 33 sq m

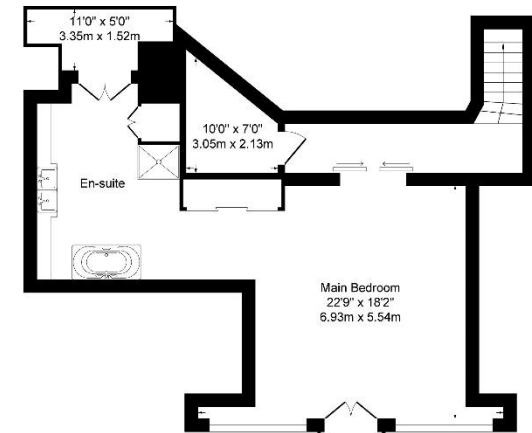
Total Area = 2432 sq ft - 226 sq m



Garage



Ground Floor



First Floor

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.

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.

