



Hamhaugh Island, Shepperton







## DESCRIPTION:

This fabulous, detached riverside property has been individually designed to create a wonderfully light and spacious 3-bedroom detached home and is located on a private Island in the middle of the river Thames betwixt the Shepperton and Weybridge bank. Accessed via a private footbridge the property is one of just 43 homes which enjoys the unique lifestyle Island living affords.

Rebuilt approx. 10 years ago the property offers beautifully presented and well-planned accommodation over two floors with an impressive open plan kitchen and living room with vaulted ceiling and bi-folding doors onto a riverside veranda. The master bedroom suite incorporates a large walk-in dressing area with en-suite bathroom and delightful views over the secluded garden. There is a second double bedroom, bathroom and utility room to the ground floor.

An attractive open staircase from the living room leads to a large open mezzanine area currently used as an office with picturesque views through the reception room and onto the river. A built-in bookcase cleverly conceals a door through to a third double bedroom with Velux windows which fill the room with an abundance of light.

To the riverside the veranda provides the perfect place to entertain whilst taking full advantage of the river activity with steps leading onto to a lawned garden. Further concrete steps lead directly down to the river front and private mooring.

Within the front garden there is a luxurious self-contained studio with its' own private garden area, ideal as an annex or guest accommodation.

Immediately opposite the Island there is a private, gated carpark where the property owns a tandem parking space which is comfortably accommodates two vehicles.

## INFORMATION:

<b>EPC:</b>	C
<b>COUNCIL:</b>	Spelthorne Borough Council
<b>COUNCIL TAX BAND:</b>	E
<b>PRICE:</b>	£950,000











# Hamhaugh Island, TW17 9LP

Approx Gross Internal Area = 130.53 sq m / 1405 sq ft

RHH / Eaves Storage = 28.09 sq m / 302 sq ft

Garden Room = 16.06 sq m / 173 sq ft

Total = 174.68 sq m / 1880 sq ft



= Reduced Headroom Below 1.5m / 5'0"



Ref :

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