



Absolute Homes

Dunboe Place, Shepperton



Description:

We are pleased to offer this property to the open market having been meticulously renovated by the present owner, retaining many features from the late 1800's, whilst adding 21st century luxury to this home. Entering into the entrance hallway with its striking Monochrome flooring and split staircase, lead through to the impressive lounge with high bay windows, beautiful reclaimed floors and traditional fireplace resulting in an impressive relaxing space. The spacious dining room gives access to the rear garden as does the well-appointed kitchen, which leads to a fully equipped utility room, a plant room serving the property and a shower room also leading out to the garden room.

The bedrooms to the first floor are all doubles with 3 bathrooms serving the property. The present owners have carried out a sympathetic refurbishment of this property to include upgraded electrics, plumbing and heating, retiled roof, windows and doors, new water supply and have a current approved planning consent for a 2 storey side extension.

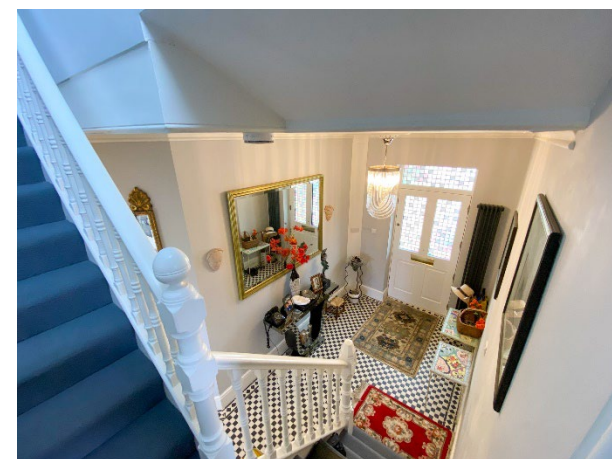


To the front of the property is a five bar gate opening onto a good sized gravel driveway, offering parking for numerous vehicles, also accessing the double garage and leading to the house.

The rear garden is mainly lawned with numerous flower and shrub borders, a patio area closest to the house and an attractive pergola garden room to one side of the property.

The village of Shepperton is located on the River Thames, with plenty of green open spaces and the High Street has a well supported array of shops, restaurants, coffee bars and pubs, together with a bus service accessing numerous towns, including, Chersey, Walton on Thames, Sunbury, Staines upon Thames, Hounslow and Kingston. The railway station serving London Waterloo (16 miles) takes between 53 and 57 minutes depending on route and has a frequent daily service.

There are a number of schools in Shepperton, with Primary Schooling at St Nicholas Church of England offering co-education between 5 and 11 years old. Saxon Primary School catering for co-education between 4 and 11 years of age. Halliford Boys Independent School for 11-16 year olds and co-education for 6 form 16-18 years old. Thamesmead School co-educating 11-16 year olds.





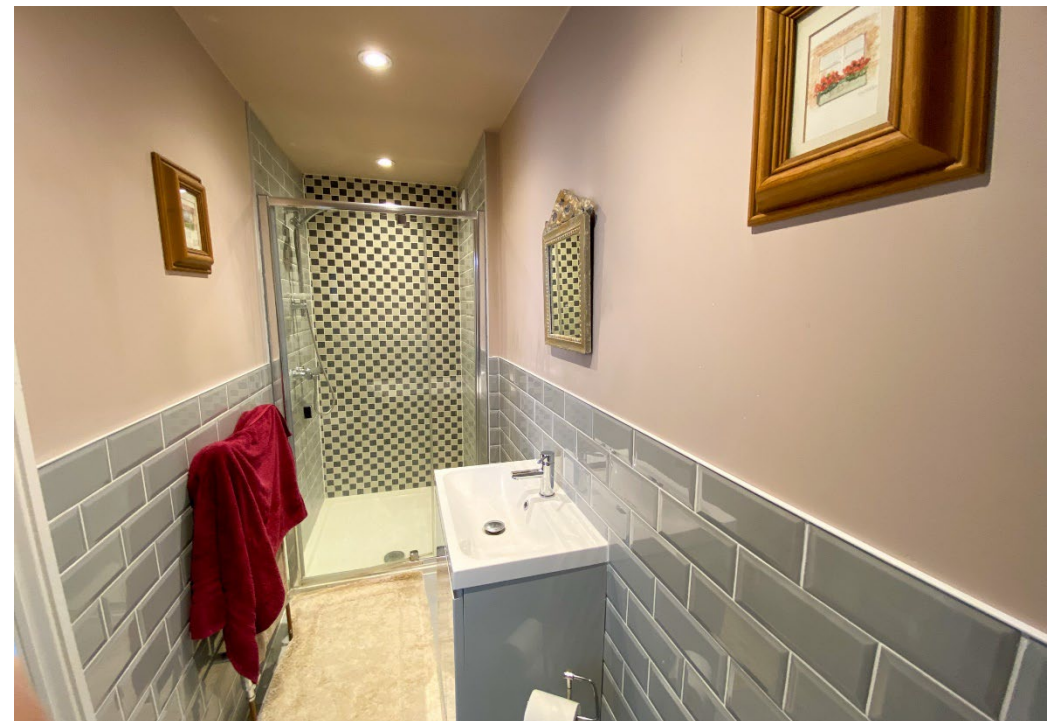
Motorway access to the M25 and M3 are both within a 12 minute drive.

Property such as this a seldom available and viewing is strongly suggested to fully appreciate what this home has to offer.

Please note as the appliances in the kitchen are all new, the owner will consider leaving them with separate negotiation.

INFORMATION

TENURE: Freehold
COUNCIL TAX: G
COUNCIL: Spelthorne Borough Council
EPC: E
PRICE: £1,550,000



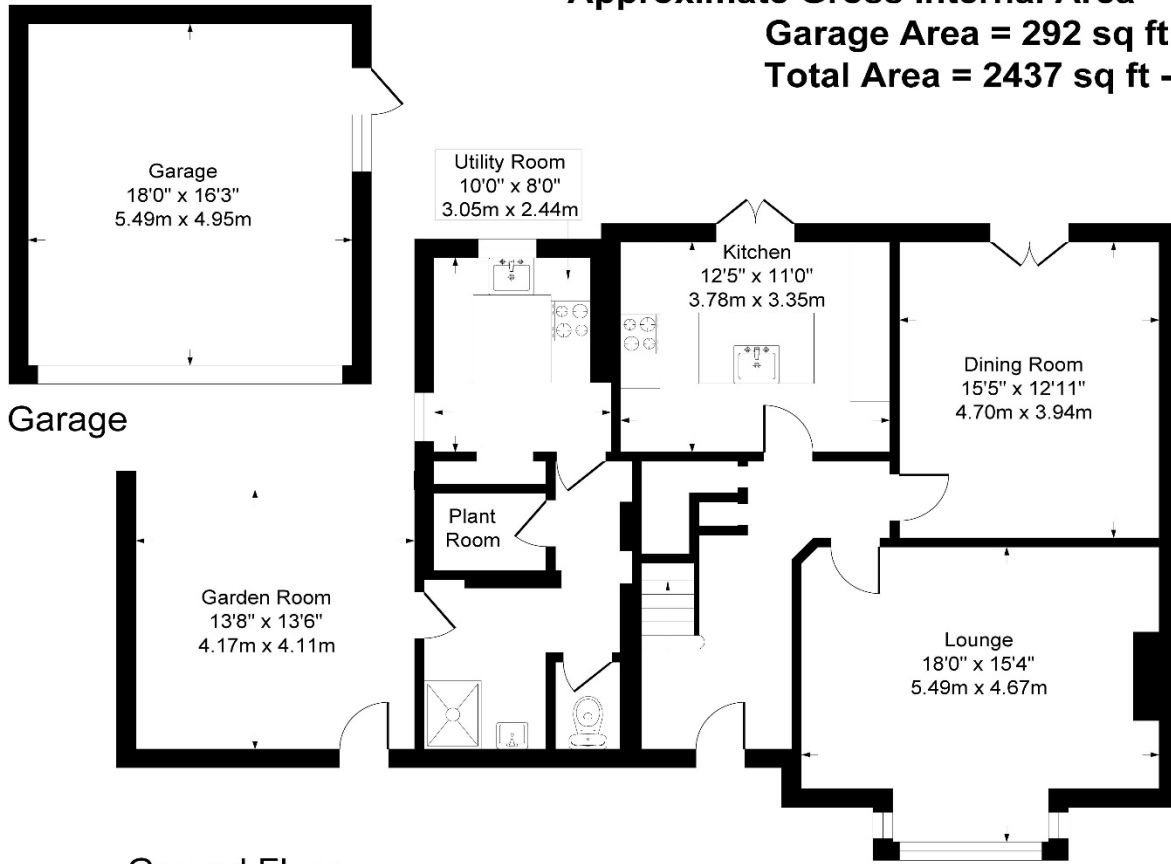




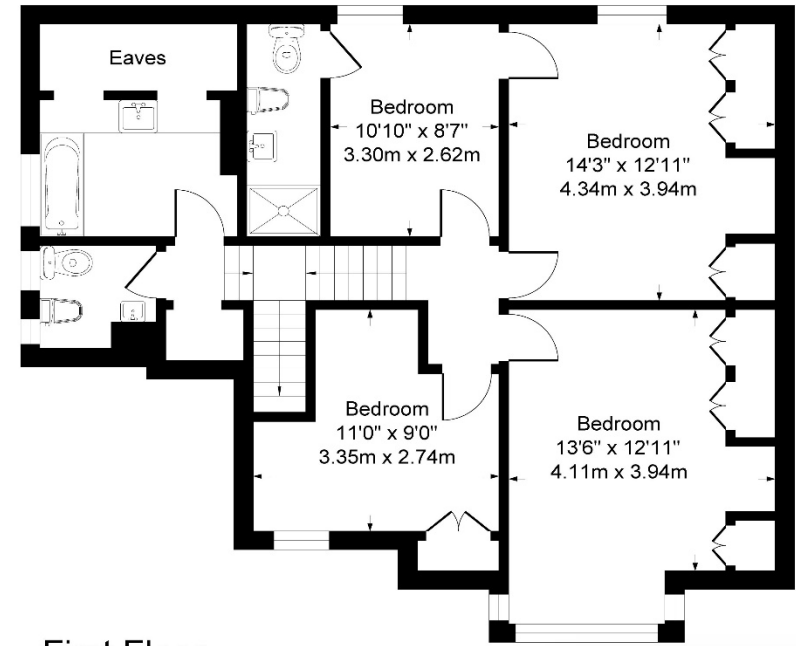
Approximate Gross Internal Area = 2145 sq ft - 199 sq m

Garage Area = 292 sq ft - 27 sq m

Total Area = 2437 sq ft - 227 sq m



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

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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.

