

Staines-upon-Thames - Magna Carta House, Wraysbury TW19 5AF  
Riverfront Grade II Listed Detached House on a plot of 3.73 acres land



**BLUE ALPINE**

PROPERTY INVESTMENT & DEVELOPMENT



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### Investment Consideration:

- Purchase Price: £4,500,000
- Freehold Investment
- Vacant possession
- Comprises 6-bedroom Victorian residence built in 1834 to commemorate the sealing of Magna Carta
- The property is situated on a distinct island of 3.73 acres and includes the primary house and a dedicated Charter Room, specially designed to preserve the stone upon which the iconic document is thought to have received its seal
- The estate benefits from gated access, ensuring privacy and security, and offers ample parking space for more than 15 cars
- Situated within 5 min drive to M25, providing great links to Central London and M3/M4 motorways.



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### Magna Carta History:

Magna Carta House was built by George Simon Harcourt in 1834 to commemorate the sealing of Magna Carta. Nestled on a petite island within the picturesque River Thames, this Victorian residence is believed to be the historic site where the signing of the Magna Carta occurred in 1215. Now known as Magna Carta Island, this property includes the primary house and a dedicated Charter Room, specially designed to preserve the stone upon which the iconic document is thought to have received its seal.



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### Main House:

The house sits on 3.73 acres of grounds. It has six bedrooms, including a principal bedroom with a dressing room and an en-suite bathroom. There's also a drawing room, a dining room, the Magna Carta room, a study, an eat-in kitchen, a utility room and a storeroom, providing the following accommodation and dimensions:

Ground Floor: Entrance Hall, Living Room, Dining Room, Kitchen, Shared Bathroom, Large rear garden with seating area and a fish pond

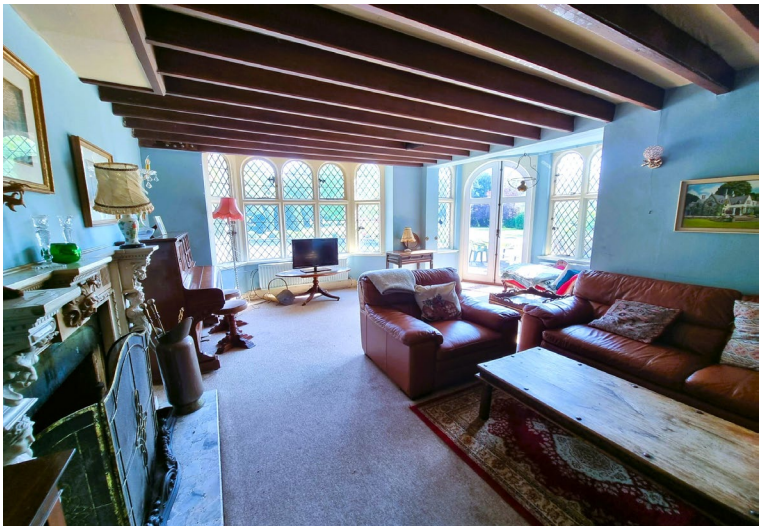
First Floor: 6 Bedrooms in total (1 master bedroom with en-suite), Large WC/Bathroom



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### Outdoor Areas:

The house is approached by a grand drive and adjoins a terrace with a swimming pool and surrounding topiary to the rear. Its grounds are mainly laid to lawn and feature large mature trees. To the front of the house, stone steps lead down to the river, where there is a mooring for a large boat or a river pleasure boat.

On the grounds is a tree planted by Queen Elizabeth II in 1974 to mark her visit to this site during her royal progress, or official tour of the country, from nearby Windsor.





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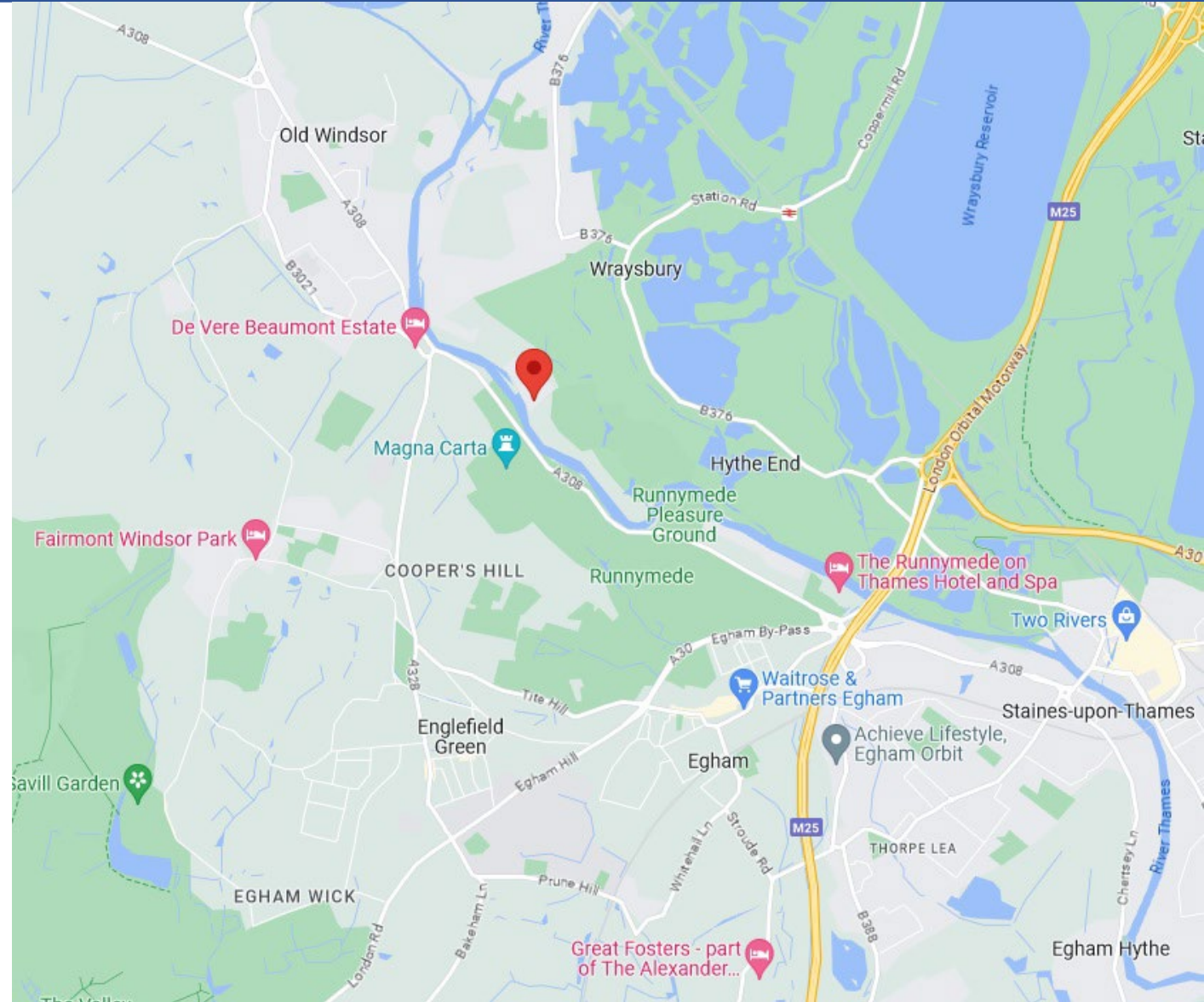
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### Location:

Staines-upon-Thames is a market town in northwest Surrey, England, around 17 miles west of central London. It is in the Borough of Spelthorne, at the confluence of the River Thames and Colne. Historically part of Middlesex, the town was transferred to Surrey in 1965. The property is situated at the end of a quiet street lined with large, old trees, and it's nestled within a neighbourhood that features only a handful of residential estates, providing a tranquil and secluded setting. The estate lies within 5 min drive to M25, providing great links to Central London and M3/M4 motorways.



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### Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



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# BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

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