



Thames Street, Sunbury on Thames,
Surrey **TW16**



Sunbury on Thames, Surrey TW16

A fascinating Grade II listed home dating back to the early 18th Century, later remodelled in the 19th Century, then extensively renovated whilst retaining many of the architectural features. With just under 3000 sq ft in the main house and 670 sq ft in the boathouse, the accommodation has a versatile layout and is set over four floors. From street-level steps rise to the reception hall, a lovely space with room for freestanding pieces of furniture.



Furniture: Available unfurnished

Tenancy available from: 30th September 2023

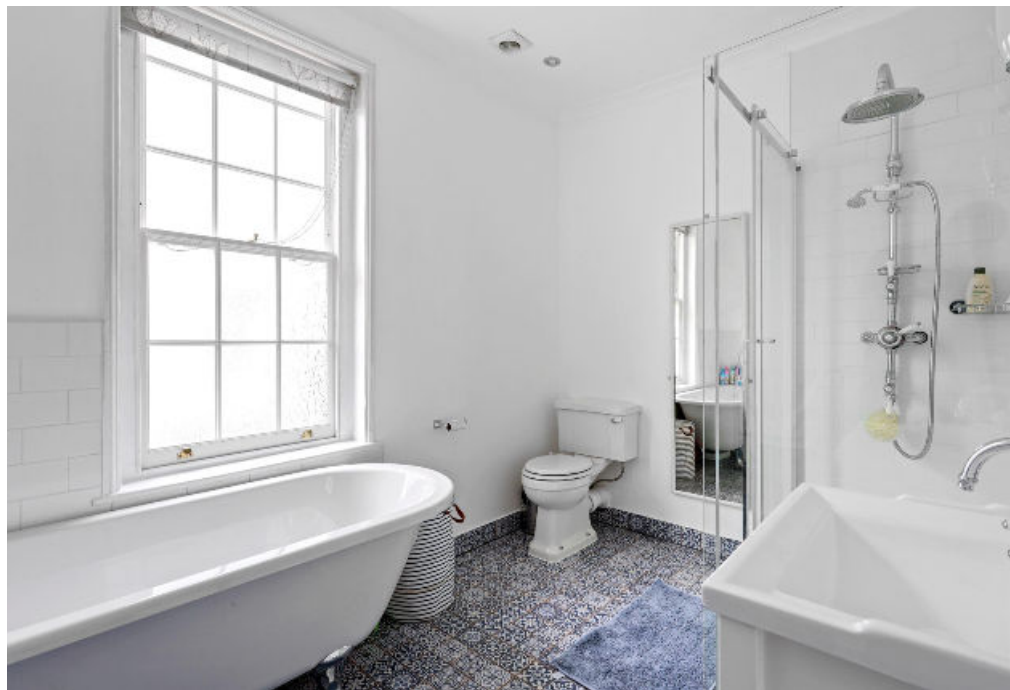
Minimum length of tenancy: 12 months

Deposit: £11,076.92

Local authority: Spelthorne

Council tax band: G







Further rooms

To the rear is the splendid south-facing drawing room with three sets of French doors overlooking the gardens, one set opening onto a small balcony. To one end is an open fireplace and a run of full-height fitted bookcases opposite. To the front is a delightful panelled study with its central fireplace, exposed floorboards and wide sash window.





To the right of the reception hall is a further 31ft reception room that runs the depth of the house with a large bay window and French doors opening onto the rear garden; these flood the room with natural light that reflects of the exposed floorboards and a staircase leads down to the kitchen.

On the lower ground floor is a large open-plan kitchen/dining room with three further French doors opening onto the garden. The kitchen has been fitted with a range of hand made units inset with an AGA - there is ample space for a large refectory table. To one end is a raised platform with a brick fireplace and wood burner. An inner hall leads to a cloakroom and utility room. To the first floor are four double bedrooms and the family bathroom leading off the split-level landing. The principle bedroom is a beautiful room overlooking the garden and river beyond. It has an en-suite bathroom and a separate walk-in wardrobe. The family bathroom has been recently refitted with a 3-piece white suite. A staircase leads off the landing to the top floor with a further bedroom and en-suite shower room. Off the kitchen, you have a large patio and walled garden; a bridge leads from the patio garden out to a large paddock garden, all private with the house and containing the renovated boat house. There is also the added luxury of underfloor heating in the house.

Boat House: On the riverbank is a beautiful detached Victorian timber framed boathouse with power, light and a slipway into the River Thames. The principal section is a large open plan kitchen/ dining/ reception room with fitted kitchen, log burner and separate shower and WC. The boat house has a first floor that has windows to the east and west elevations and French doors to the south, affording panoramic views over the river and opening on to a balcony. The lower ground is set up as a small gym with double doors open to view the River.



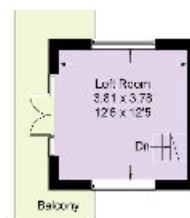
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Approximate Gross Internal Area = 272.5 sq m / 2934 sq ft
(Including Reduced Headroom)

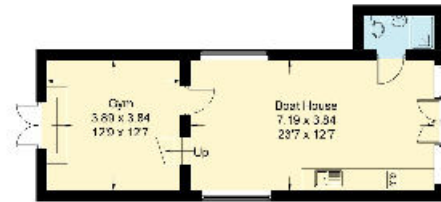
Boat House = 62.2 sq m / 670 sq ft



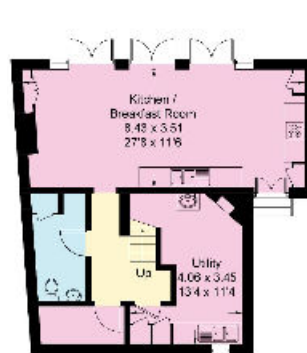
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



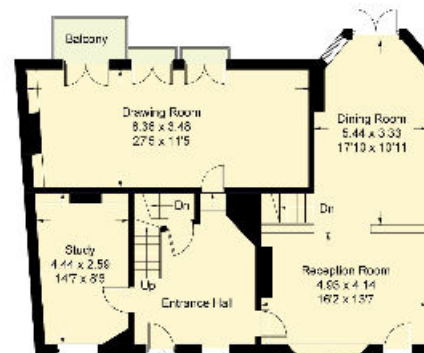
Boat House First Floor



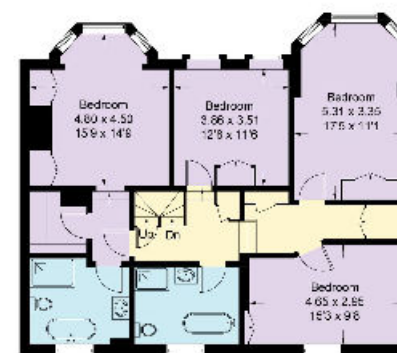
Boat House Ground Floor



Lower Ground Floor

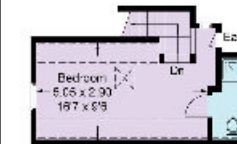


Ground Floor



First Floor

Reduced Headroom



Second Floor

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