



Laleham Park
Staines-upon-Thames
Offers in excess of £850,000 *Leasehold*

B. S. BENNETT

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A very unique and charming three bedroom period Georgian detached cottage. Set in the historic village of Laleham with stunning views and direct access to Laleham Park. The cottage is believed to date back to the 1830's with a further addition in the 1930's. The property was once part of the Estate belonging to Lord Lucan and residence for the Estate's Head Gardener. Retaining many character features, the accommodation includes a country style kitchen, shower room, three reception rooms, three first floor bedrooms and a large bathroom, all with wonderful views of the park. To the front of the house there is a patio area and enclosed garden with direct access to the Park. To the rear is a walled garden that extends approximately 210 ft (64m) designed by a Chelsea Flower Show Head Judge which incorporates a decked area and walkway leading to the double garage which is accessed via a private driveway. Energy rating: E

Summary:

hallway | kitchen | dining room | living room | family room | ground floor shower room | 3 double bedrooms | bathroom | landscaped grounds | double garage | gas central heating | Energy rating: E

Location:

Laleham village is located beside the River Thames with a towpath running from Chertsey to Staines. There are historic connections back to the Domesday Book of 1086 and also associations with the Lucan family and the poet Matthew Arnold. The property itself is just a short walk to the village offering local amenities as well as the independently-owned Three Horse Shoes public house. Schooling in the area is superb with an excellent selection of both private and state schools. The village has its own primary school.

Heathrow Airport, the M3 and M25 are all conveniently located and provide excellent commuter links along with a regular train service from Staines, Walton and Shepperton stations into London Waterloo.

Services:

Mains electricity, Gas, Mains water and Septic Tank.

Broadband Availability (according to [ofcom.org.uk](https://www.ofcom.gov.uk)): Standard, Superfast, Ultrafast Full Fibre are available.

For mobile voice and data coverage: <https://checker.ofcom.gov.uk/en-gb/mobile-coverage>

Lease Information:

Lease Term: 250 years from 24th October 1997

Lease Remaining: 222 years

Ground Rent: Peppercorn

Local Authority

Spelthorne Borough Council, Knowle Green, Staines-upon-Thames TW18 1XB

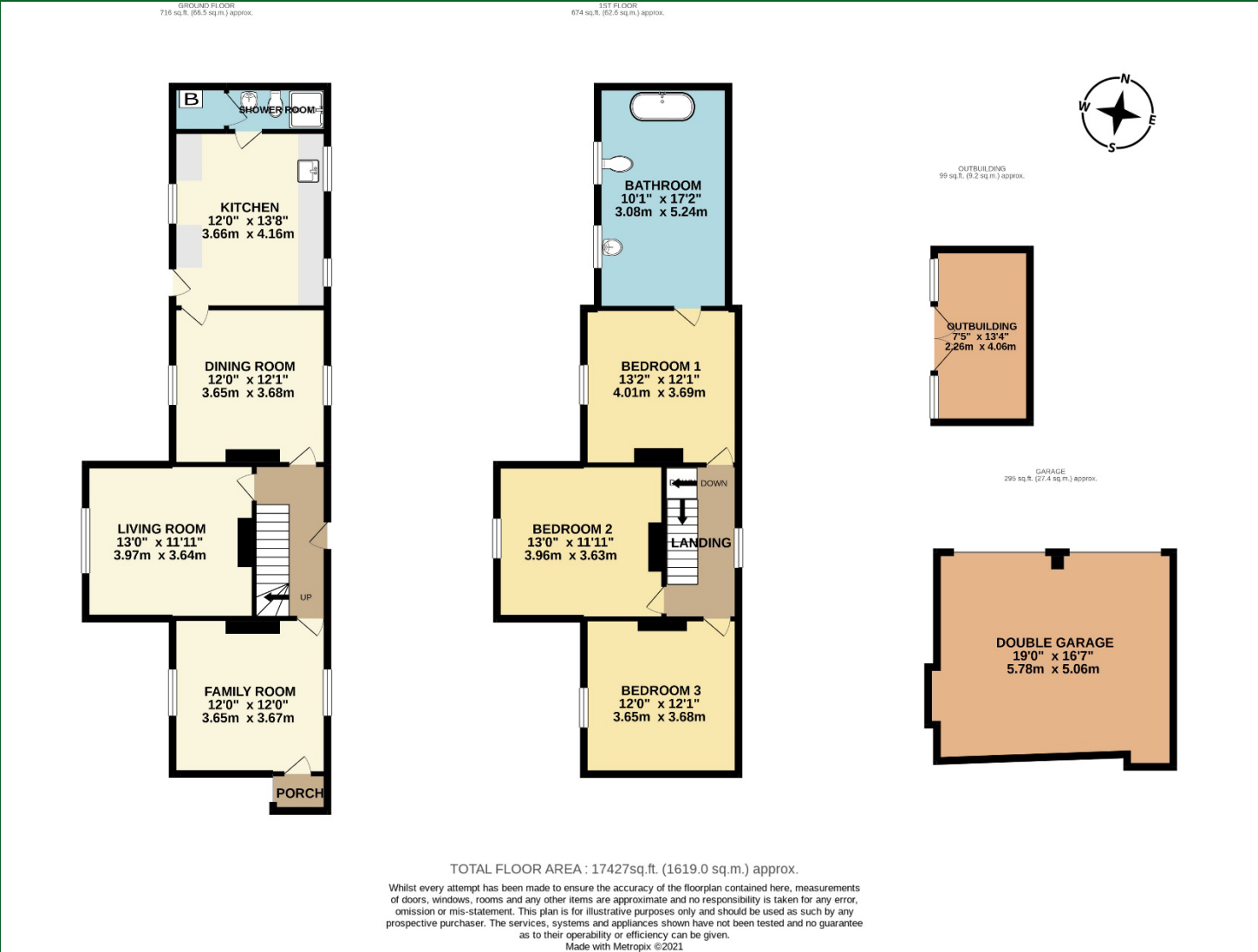
Tel: 01784 451499 Email: customer.services@spelthorne.gov.uk

Council Tax:

Band: G. Payable 2025/2026: £4,021.29

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Please Note: We wish to inform prospective purchasers that these sales particulars are set out as a general guide. We have not carried out a detailed survey, or tested the services, appliances and specific fittings. Room sizes are approximate: they are taken between internal wall surfaces and therefore include cupboards/shelves etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the seller unless specifically itemised within these particulars. Internal photographs and floor plans are intended as a guide only. Where shown details of the lease, ground rent and service charge have been provided by the seller and their accuracy cannot be guaranteed. Prospective purchasers are advised to obtain verification from their solicitor or surveyor.