



## The Island, KT7

£1,275,000

A beautiful riverside detached home on the River Thames, situated on a private Island opposite the grounds of the historic Hampton Court Palace. The property is accessed via a gated footbridge and is in the heart of Thames Ditton village. The property is brick-built and enjoys generous accommodation set out over two floors and views of the Thames at the end of the rear garden, this is simply a unique property.

Thames Ditton station is a nearby with two trains per hour to London Waterloo via Surbiton and Wimbledon. Surbiton station is under 2 miles away with fast trains to Waterloo. The beautiful high street of Thames Ditton is just 0.2 miles away and offers restaurants, cafes, artisan shops, and excellent schools nearby.

### Features

- Panoramic River Views
- Detached House With Office
- Three Bedrooms
- Two Bathrooms
- Gated Community
- Large Private Mooring



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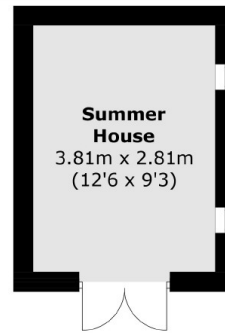
On the ground floor there is an immaculate open plan living/dining room with a smart American style kitchen and a log burner. The riverside garden is accessed via large bi-fold doors. In addition, there is a utility room with built in storage and a cloakroom.

On the first floor is a master bedroom with plenty of useful built-in wardrobes and its own en-suite shower room. There is also a covered riverside balcony to enjoy the views of the river. There are also two further beautifully presented double bedrooms, a family bathroom, and a small office.

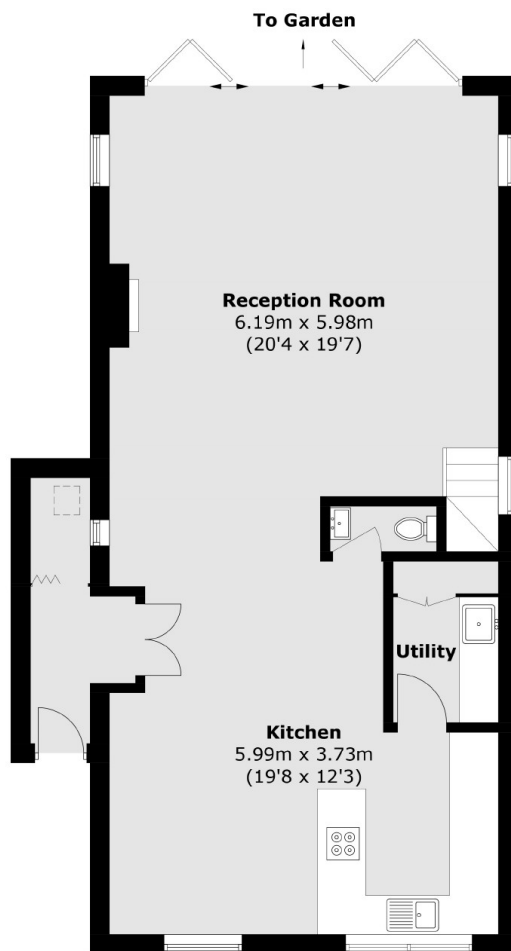
The south facing riverside garden is spectacular, set over several levels to enjoy every aspect of its location. There are steps down to the generous private mooring and to the front of the property there is a further peaceful and secluded garden with a detached summer house/shed. The Island has 48 freehold houses with moorings and this property offers space for a vessel of up to 6.5 m. With Riparian Rights.



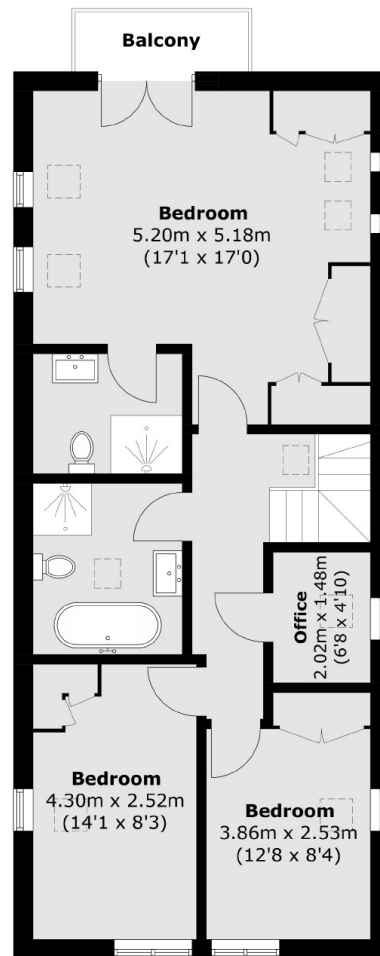
# The Island, Thames Ditton, KT7



(Not Shown In Actual  
Location / Orientation)



**Ground Floor**



**First Floor**

Total area (approx.): 150.2 sq. m (1,616.8 sq. ft)

Summer house: 10.9 sq. m (117.3 sq. ft)

Balcony area: 2.4 sq. m (25.8 sq. ft)