



## RIVER HAVEN

River Bank, Thames Ditton, Surrey, KT7



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# A STUNNING RIVERSIDE HOME

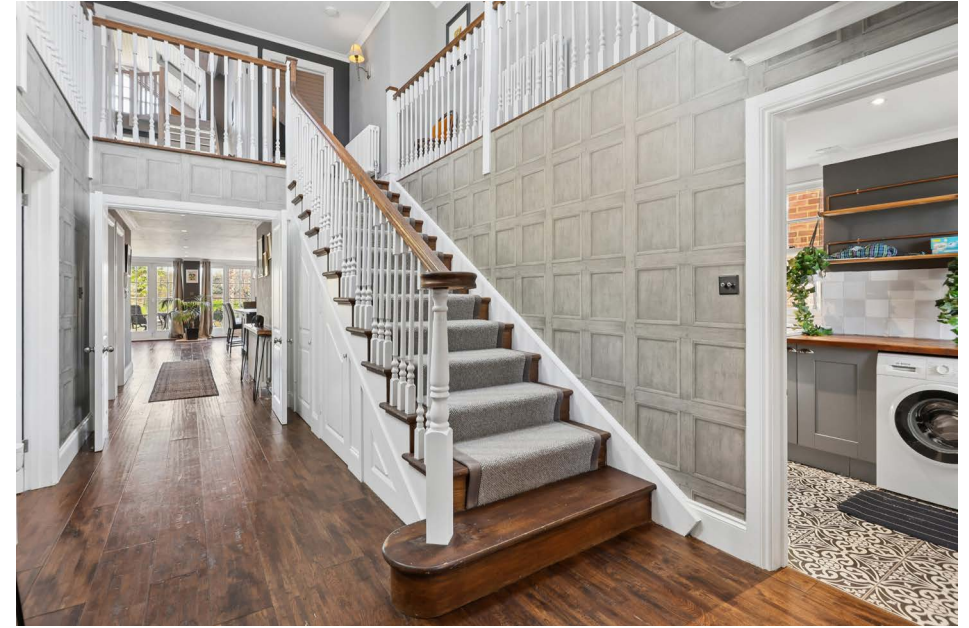
Set within an exceptional riverside position in Thames Ditton with direct frontage onto the River Thames, this immaculately presented New England-inspired residence combines elegant design with a relaxed, waterside lifestyle.



Local Authority: Elmbridge Borough Council

Council Tax band: G

Tenure: Freehold



## IMMACULATELY PRESENTED

Beautifully reimagined, the house blends style, comfort and craftsmanship, with uninterrupted river views and a private mooring of approximately 50 feet. A welcoming entrance leads to a light-filled, open-plan layout centred around a full-width kitchen and entertaining space, with doors opening onto the terrace for seamless indoor-outdoor living.

The property offers three bright bedroom suites, including a striking principal suite with vaulted ceilings, a mezzanine level, river views and a private terrace. Contemporary bathrooms, underfloor heating, air conditioning, a generous basement and off-street parking enhance practicality and comfort.

The garden extends to the river's edge, with a lawn and spacious terrace ideal for dining and entertaining. Surrounded by established planting, the setting is peaceful and private, offering a rare waterside lifestyle within easy reach of London.









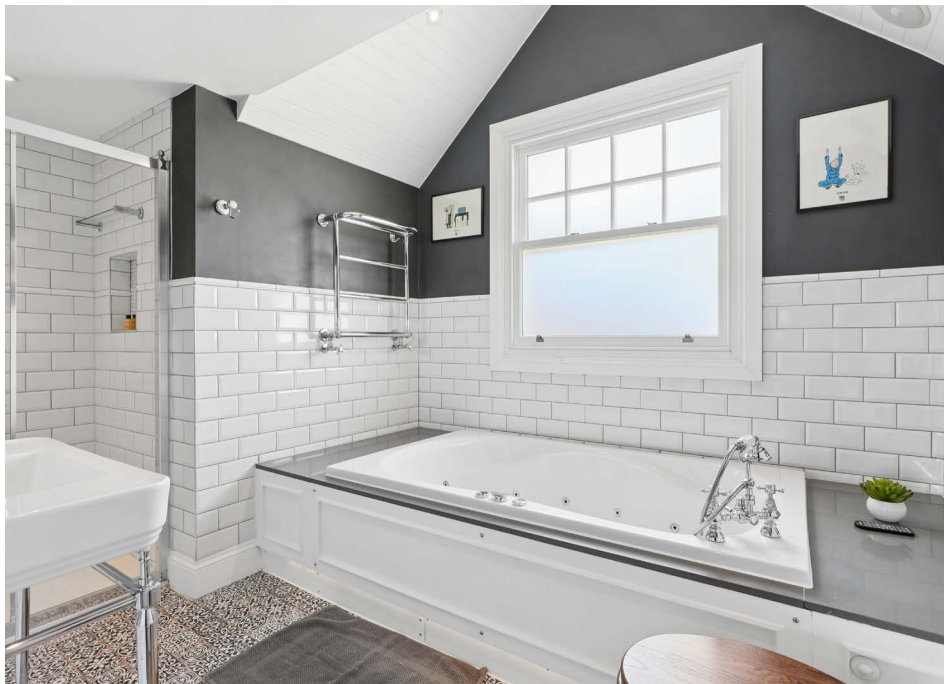


## EXCEPTIONAL CONNECTIVITY

Thames Ditton offers a rare blend of riverside charm and village living, set along the banks of the River Thames and known as one of Elmbridge's most desirable locations. It combines a relaxed, country-like atmosphere with excellent access to London.

The village centre features a range of independent shops, cafés and everyday amenities, alongside traditional pubs and well-regarded restaurants. Scenic riverside walks, the village green and nearby Hampton Court Palace and Bushy Park provide abundant opportunities for outdoor leisure, while a strong selection of both state and independent schools adds to its appeal for families.

Excellent transport links include direct services to London Waterloo from Thames Ditton station, with faster connections from nearby Surbiton. Easy access to the A3, M3 and M25 ensures convenient travel to central London, major airports and beyond, making it a highly sought-after Surrey address.



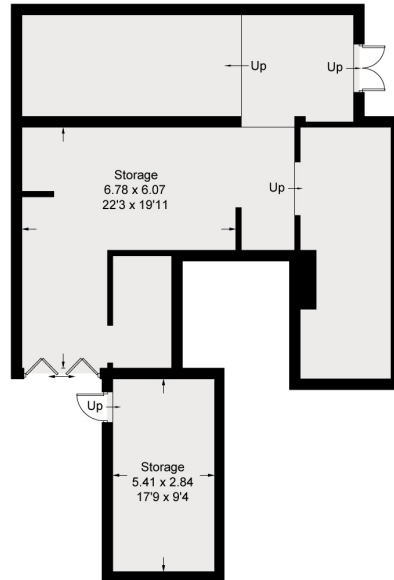


# River Haven River Bank, KT7

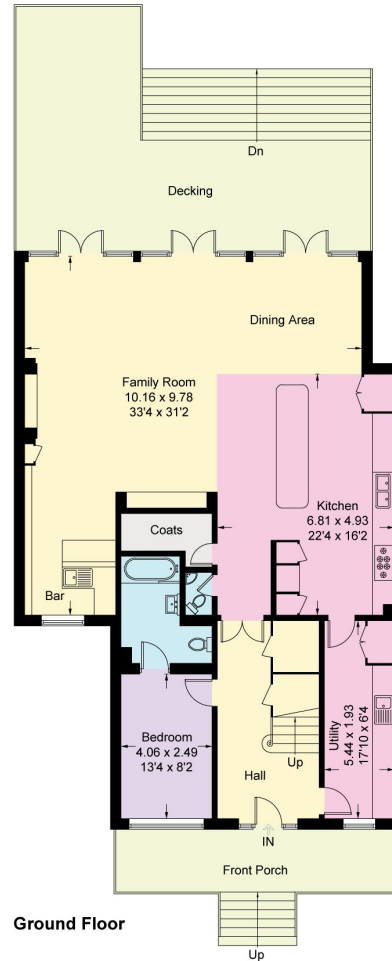
Approximate Gross Internal Area = 276.8 sq m / 2980 sq ft  
(Including Reduced Headroom)



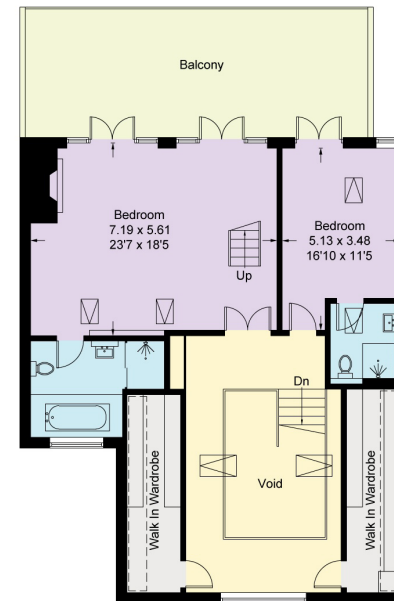
Basement = 107.9 sq m / 1162 sq ft



Basement

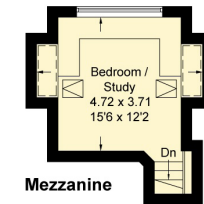


Ground Floor

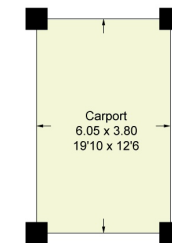


First Floor

- - - = Reduced Headroom



Mezzanine



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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