



**HAMHAUGH ISLAND**  
SHEPPERTON

**JACKSON-STOPS** 

# HAMHAUGH ISLAND SHEPPERTON, TW17

ASKING PRICE: £595,000

Tucked away on the idyllic Hamhaugh Island, this charming detached riverside home offers a rare opportunity to enjoy peaceful island living along the banks of the River Thames. Set on a delightful plot with both front and rear gardens, the property enjoys beautiful river frontage and its own private 30ft mooring perfect for boating enthusiasts or those simply looking to embrace a relaxed waterside lifestyle. A decked seating area provides the ideal spot to unwind or entertain while taking in the tranquil surroundings.

Internally, the home offers a bright and spacious open-plan living area with vaulted ceiling and doors opening directly onto the riverside terrace, seamlessly blending indoor and outdoor living. A well-equipped kitchen with central island sits at the heart of the home, while a mezzanine level above adds character and offers further potential for extension or reconfiguration (STPP). There are two comfortable double bedrooms, including a generous principal bedroom, along with a family bathroom.

Externally, the property continues to impress with a range of useful outbuildings, including a one-bedroom annexe with shower room ideal for guests, home working or additional accommodation as well as storage sheds. The gardens to both front and rear provide a wonderful balance of privacy and usability, with the rear garden leading directly to the river's edge. Mackley also benefits from three allocated parking spaces located off the island near Thames Court, with Hamhaugh Island itself being pedestrian access only

## KEY FEATURES

- On Hamhaugh Island
- Private 30ft mooring
- Open-plan with mezzanine
- Two double bedrooms
- Riverside terrace
- Allocated off-island parking







Total area (approx.): 84.6 sq. m (910.6 sq. ft)  
 Outbuildings (approx.): 18.6 sq. m (200.2 sq. ft)

Energy Rating: E. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you are travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

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