



Thames Meadow, Shepperton

DESCRIPTION:

We are delighted to offer for sale this superb three-bedroom, three-bathroom detached home, enviably positioned on a picturesque stretch of the River Thames in the highly regarded village of Shepperton.

The property has been comprehensively renovated and re-decorated by the current owner to a high and exacting standard, presenting in excellent condition throughout and allowing a purchaser to move straight in and enjoy both the home and its outstanding riverside location.

At the heart of the house is a generous open-plan living space, seamlessly flowing into a contemporary fitted kitchen, ideal for modern family life and entertaining. This space is further enhanced by an impressive summer room, which opens directly onto the garden and enjoys uninterrupted views across the River Thames, creating a wonderful connection between indoor and outdoor living.

All three bedrooms are well-proportioned doubles, each offering ample built-in storage and wardrobe space, with the three bathrooms finished to a high contemporary standard.

To the front of the property there is off-street parking for several vehicles, complemented by attractive views across the nearby meadow. To the rear, the river garden is a particular highlight: laid mainly to lawn with a raised decked terrace adjacent to the house, complete with hot tub, ideal for relaxing and entertaining while taking in the tranquil surroundings. The garden gently leads down to well-presented private moorings and the river's edge, with stunning views both upstream and downstream and across to Desborough Island.

Shepperton offers an excellent choice of well-regarded schools, including St Nicholas Church of England Primary School, Saxon Primary School, Halliford School for boys, and Thamesmead School, making the area popular with families.

The village itself is well served with a variety of shops, restaurants, cafés and traditional pubs. There is a regular bus service to surrounding towns including Chertsey, Walton-on-Thames, Sunbury, Staines-upon-Thames, Hounslow and Kingston. Shepperton railway station provides direct services to London Waterloo (approximately 16 miles), with journey times of around 53–57 minutes and frequent daily services. Road users benefit from convenient access to both the M25 and M3 motorways, each within approximately a 12-minute drive.

Offered to the market with no onward chain, this exceptional riverside property represents a rare opportunity. Early viewing is strongly recommended to avoid disappointment.





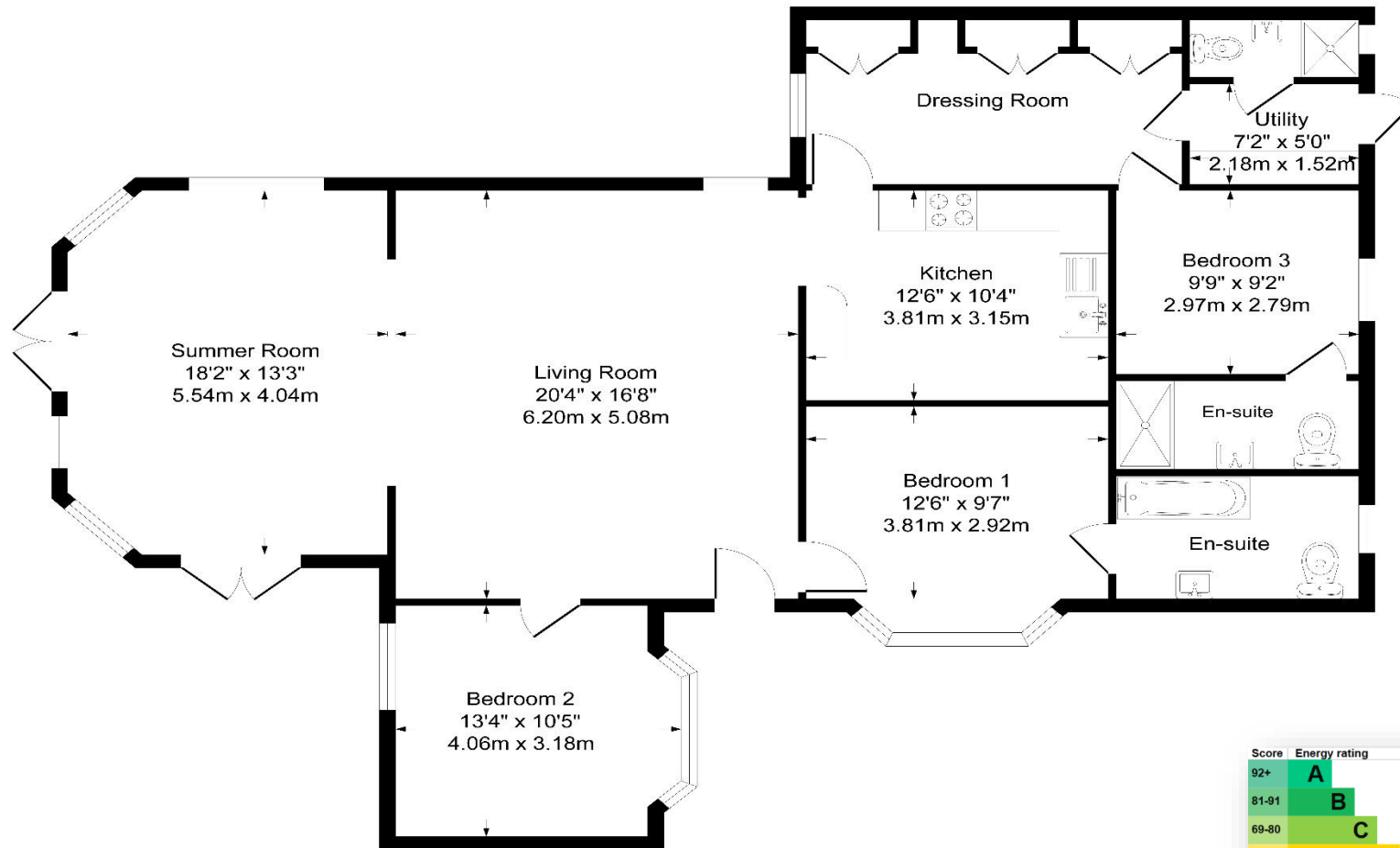


INFORMATION

TENURE:	Freehold
EPC:	D
PRICE:	£1,175,000
COUNCIL:	Spelthorne Borough Council
COUNCIL TAX:	Band F



Approximate Gross Internal Area 1373 sq ft - 128 sq m



Ground Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	79 C
39-54	E		
21-38	F		
1-20	G		

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Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliance or fittings. Measurements, floorplans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consents has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.



Water Side Residential

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