

JAMES NEAVE
THE ESTATE AGENTS



28 Sunbury Court Island, Sunbury-on-Thames, Surrey, TW16 5PP

Guide Price £950,000

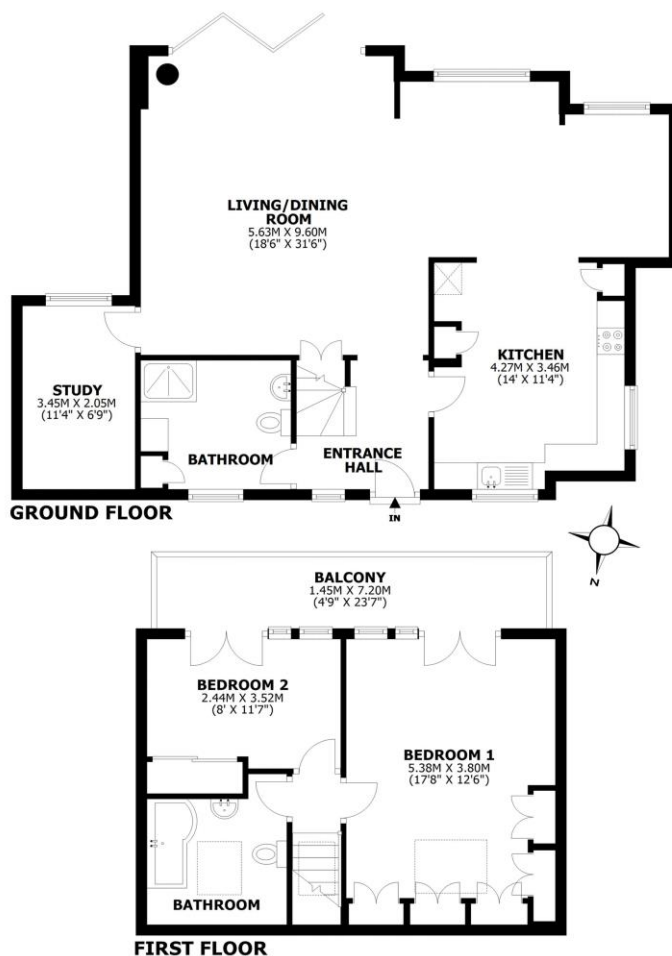




Sunbury Court Island, Sunbury-on-Thames, TW16

Total internal area: approx. 118 sq. metres (1269.8 sq. feet)

Balcony: approx. 10.4 sq. metres (112.0 sq. feet)



This floorplan is for illustrative guidance only and is not to be drawn to scale. Whilst every attempt has been made to ensure accuracy, measurements are approximate and should not be relied upon as a matter of fact. Maximum dimensions are given excluding small alcoves, etc unless otherwise stated.

Set on a peaceful private island in the River Thames, accessed via a charming footbridge, this exceptional two/three-bedroom home offers over 1,250 sqft. of beautifully arranged living space across two light-filled floors, perfectly designed to embrace its unique waterside setting. Located just upstream from the historic Hampton Court Palace in the sought-after village of Lower Sunbury, Sunbury Court Island comprises just 29 homes and offers a rare sense of privacy and exclusivity, with no unauthorised access - creating a truly wonderful and secure riverside environment. Enjoying a rare dual aspect across both the main river and tranquil backwaters, the property is immersed in a constant sense of calm, space, and natural beauty. Refurbished in 2018, the ground floor features a bright open-plan living and dining area with a feature log burner, flowing seamlessly into a sleek, well-appointed kitchen - an inviting space for both entertaining and everyday living. A versatile study (or third bedroom) and a stylish shower/utility room complete this level. From the living area, doors open onto a south-facing garden with uninterrupted views stretching both up and downstream along one of the Thames' most picturesque reaches. The garden is thoughtfully paved for low maintenance, with a hot tub and steps leading down to a private double mooring. Upstairs, two generous double bedrooms each enjoy direct access to a wide balcony terrace overlooking the river, creating a spectacular setting for morning coffee or evening sunsets. The principal bedroom benefits from air conditioning, and a spacious family bathroom serves this floor. What truly sets this home apart is its rare access to the river from both sides. In addition to the main mooring, a second garden slopes gently to a peaceful backwater jetty - perfect for paddleboarding, kayaking, or simply unwinding beside the water. Despite its idyllic, retreat-like setting, the property remains well connected. Sunbury village offers a warm and welcoming community with charming pubs, independent shops, and scenic riverside walks, while Sunbury Station is just 1.6 miles away, providing direct access to London Waterloo in under an hour. A truly special riverside sanctuary offering the perfect balance of seclusion, security, and connectivity.

EPC Rating C.



AGENTS NOTES: These details do not constitute any part of an offer or contract. In issuing them we do not have any authority to give any warranty or representation whatsoever in respect of this property. These details are provided without any responsibility on our part or the part of the vendors. No statements in these details are to be relied upon as representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained therein.

Equipment: We have not tested the equipment or central heating system mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition.

Measurements: Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment, etc.