



Absolute Homes

Shepperton, TW17



Description:

We are delighted to offer this beautifully renovated and sympathetically updated late-Victorian family home, where period character has been carefully retained alongside the comfort and luxury expected of a modern home. The current owners have undertaken a comprehensive refurbishment, including upgraded electrics, plumbing and heating, a re-tiled roof, replacement windows and doors and a new water supply, whilst retaining many of the property's original features.

A striking entrance hall with monochrome flooring and a distinctive split staircase leads through to an impressive lounge, featuring high bay windows, reclaimed timber flooring and a traditional fireplace. The spacious family room flows naturally into the well-appointed kitchen, with both rooms opening directly onto the rear garden. Further accommodation includes a fully equipped utility room, plant room, shower room and access to an attractive garden room. To the first floor are four generous double bedrooms, one with ensuite, an additional bathroom and a separate shower room, providing excellent accommodation for family living.

Outside, a five-bar gate opens onto a substantial gravel driveway with parking for numerous vehicles, together with access to the double garage. The established rear garden is predominantly lawned, complemented by mature flower and shrub borders, a patio adjoining the house and an attractive pergola-style garden room, creating a wonderful setting for outdoor entertaining and relaxation. There is also approved planning consent for a two-storey side extension, providing further potential for the new owner.

Situated in the popular riverside village of Shepperton, the property is within easy reach of the River Thames, open countryside and a well-established High Street offering shops, cafés, restaurants and pubs. Local bus services provide connections to Chertsey, Walton-on-Thames, Sunbury, Staines-upon-Thames, Hounslow and Kingston, whilst Shepperton railway station offers regular services to London Waterloo, with journeys typically taking around 53–57 minutes. The area is also well served by a choice of schools, and the M25 and M3 are both approximately 12 minutes away by car.

Rarely does a property of this character, size and condition become available, particularly with the benefit of existing planning consent for further enlargement. An early viewing is strongly recommended to fully appreciate the quality, space and potential this exceptional home has to offer.





INFORMATION

TENURE: Freehold

COUNCIL TAX: G

COUNCIL: Spelthorne Borough Council

EPC: E

PRICE: £1,349,950

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		





Dunboe Place, Shepperton, TW17

Total internal area: approx. 204.3 sq. metres (2199.3 sq. feet)

Internal area (excluding garage): approx. 173.2 sq. metres (1864.0 sq. feet)



This floorplan shows maximum dimensions, excluding small alcoves etc unless otherwise stated. Measurements are approximate and are given as a guide only. They are not intended to be used for carpet sizes, window furnishings, appliance sizes, or items of furniture.

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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.

