



Absolute Homes

Elsdor, Tumbling Bay Walton

Description:

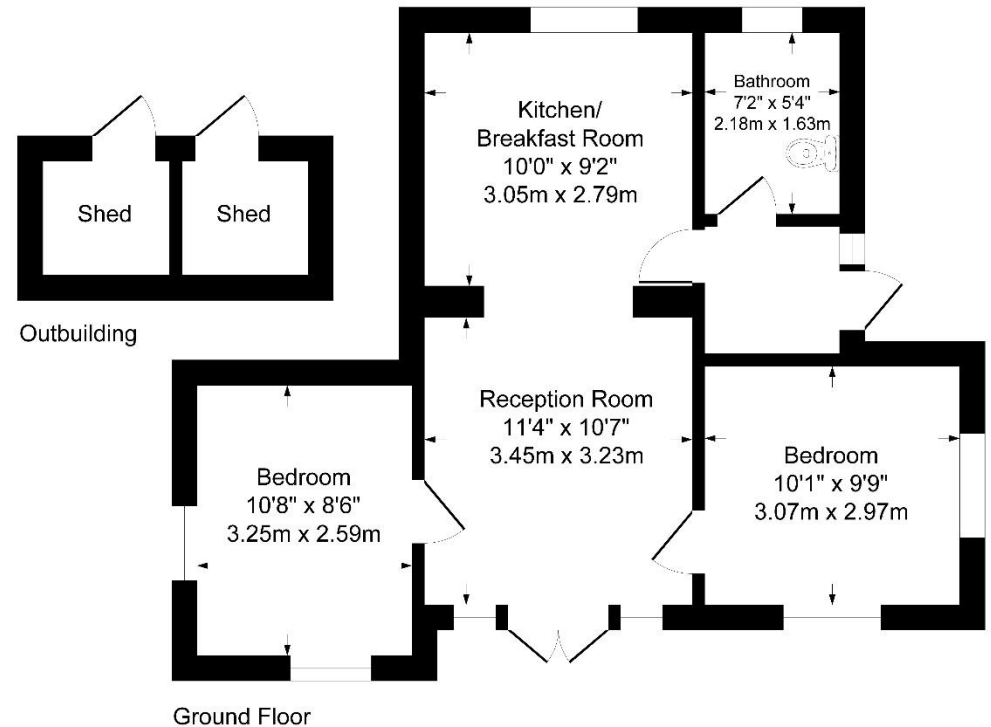
We are pleased to offer for sale this intriguing and rarely available two-bedroom chalet, Elsdor, forming part of the unique Tumbling Bay Association on a private, boat-access-only island in the River Thames. Established in 1927 following the purchase of the upstream section of Tumbling Bay Island, the Association now comprises just 11 individual chalets, with residents enjoying an effective share of the freehold and communal use of the island grounds whilst each property occupies its own private plot.

Elsdor is in need of refurbishment and offers accommodation arranged over a single floor comprising a reception room, kitchen area, bathroom and two bedrooms. The chalet is surrounded by attractive gardens with access to both the mainstream Thames, where there is an approximately 55ft mooring, and the creek to the rear, creating an exceptional setting for boating, relaxation and enjoying the river. Access is via a short boat hop from the Walton-on-Thames bank, providing a wonderful sense of privacy, seclusion and tranquillity. Properties on the island are seldom offered for sale, often remaining within the same families for many years, making this an ideal opportunity to create a unique weekend retreat, holiday home or peaceful waterside workspace.

Despite its secluded setting, Walton-on-Thames is conveniently close by, offering a comprehensive range of shops, independent retailers, cafés, restaurants and everyday amenities along the High Street, together with the substantial Heart Shopping Centre, providing an abundance of retail and leisure outlets and restaurants. Walton-on-Thames mainline station provides regular services to London Waterloo, with an average journey of approximately 30–35 minutes, making this an unusually accessible riverside escape.

Due to the anticipated level of interest, an Open Event will be held on Saturday 3rd October 2026.

Approximate Gross Internal Area
510 sq ft - 47.3 sq m



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.

INFORMATION

TENURE:	Share of Freehold
COUNCIL TAX:	Exempt
EPC:	Exempt
PRICE:	£225,000

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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.

