



Thames Street, Lower Sunbury, TW16



# Thames Street, Lower Sunbury, TW16

## Description:

Occupying an enviable position along the River Thames in the heart of Lower Sunbury, this imposing five-bedroom detached Grade II listed Georgian home offers elegant living over three floors, combining period charm with modern comforts in a truly idyllic setting.

Set behind secure electric wooden gates is a private drive, the home immediately impresses with its classic Georgian façade and well-proportioned interiors. Upon entering the spacious entrance hall, you are welcomed by a sense of grandeur, complemented by high ceilings and original period features. The ground floor offers two generous reception rooms, ideal for formal entertaining or family gatherings, a stylish modern kitchen with a separate walk-in pantry, and a bright, airy conservatory that takes full advantage of the stunning views over the River Thames.

The central period staircase leads to the first floor, where the beautifully appointed principal suite includes a dressing room and en suite bath/shower room. A further double bedroom, family bathroom, and an additional versatile room—ideal as a home office or large storage space—completing this level. On the second floor, three further bedrooms are joined by a games room or optional sixth bedroom and an additional family bathroom. One of the bedrooms enjoys direct access to a balustraded terrace offering sweeping, elevated views of the river.

The accommodation extends to approximately 3,823 sq. ft. including the garage, which itself features an impressive utility room and dual-aspect double doors for front or rear access. The property is presented in a good decorative condition, blending contemporary touches with its original character.

Externally, the meticulously landscaped riverside gardens provide a serene and private sanctuary, arranged in elegant tiers that lead directly to the River Thames. With a 56ft river frontage and private mooring, the property is perfectly suited for those who wish to embrace life on the water.

Lower Sunbury retains a quintessential English village charm, with tree-lined streets, historic pubs, independent shops, riverside cafés and restaurants. Commuters are well served by Sunbury railway station offering services into London Waterloo in under 50 minutes, while road links via the M3 and M25 provide convenient access into Central London and to Heathrow Airport, just 20 minutes away.















## Information:

<b>Tenure:</b>	Freehold
<b>Council Tax:</b>	G
<b>Council:</b>	Spelthorne Borough Council
<b>EPC:</b>	D
<b>Price:</b>	£1,875,000

This is a rare opportunity to acquire a home of true distinction, offering riverside living at its finest in one of the most desirable villages along the Thames.





THAMES STREET, SUNBURY-ON-THAMES TW16



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Approx. Gross Internal Floor Area 3823 sq. ft / 355.20 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

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.



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