



River Ash Estate, Shepperton



DESCRIPTION:

Situated at the end of a private lane, this exceptional detached property offers well-appointed accommodation across two floors, designed to take full advantage of its picturesque setting near the River Thames. Upon entering, the entrance hallway leads into a beautifully presented 33ft dual-aspect living room, a bright and spacious area that seamlessly connects to the outside patio, offering views towards the river. Large windows enhance the sense of light and openness, making this the perfect space for both relaxation and entertaining.

The impressive split-level kitchen and dining area is a true highlight of the home, featuring a central island and ample workspace while offering delightful views over the rear garden. This stylish and functional space is ideal for both casual family meals and more formal dining occasions. The ground floor also offers two double bedrooms, one with direct access onto a private patio, creating a peaceful retreat. A well-appointed family bathroom and an additional shower room with W.C on this level provide added convenience.

A staircase leads to the master bedroom suite, a tranquil and private space featuring an ensuite shower room and an abundance of wardrobe space. There is also potential to add a balcony (STPP), allowing even greater enjoyment of the serene riverside surroundings.

Outside, the property is set within a well-maintained plot with a block-paved driveway at the front, providing parking for two vehicles. A separate driveway from Felix Lane offers access to a detached garage and the rear garden, ensuring both security and convenience. Residents of the River Ash Estate benefit from preferential membership rates at the nearby Holiday Inn, providing access to excellent leisure facilities, including restaurant, bar, a fully equipped gym and swimming pool.



The property enjoys a prime location in Shepperton, a charming riverside village offering a variety of shops, restaurants, coffee bars, and traditional pubs. Transport links are excellent, with Shepperton railway station providing regular services to London Waterloo in under an hour, and a comprehensive bus network connecting the village to Chertsey, Walton-on-Thames, Sunbury, Staines-upon-Thames, Hounslow, and Kingston. The M25 and M3 motorways are also within a 12-minute drive, ensuring easy access to surrounding areas.

Families will appreciate the selection of reputable schools in the area, including St Nicholas Church of England Primary School, Saxon Primary School, Halliford Boys Independent School, which offers co-education for sixth-form students, and Thamesmead School, which provides co-educational learning for students aged 11 to 16.

With its stunning riverside views, spacious interiors, and superb location, this property presents a rare opportunity to acquire a truly special home. An early inspection is strongly recommended to fully appreciate all it has to offer.



Felix Lane, TW17 8NG

Approx Gross Internal Area = 149.5 sq m / 1609 sq ft

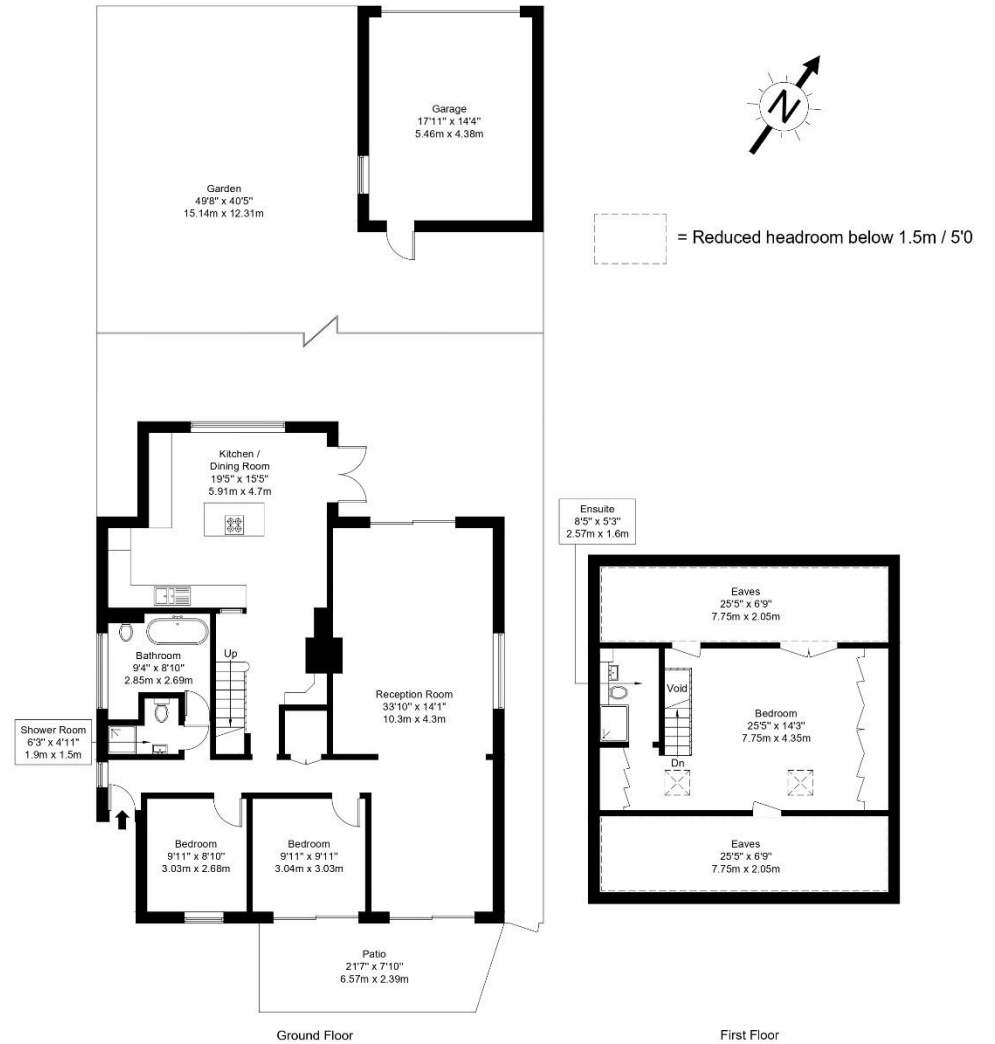
Restricted head height = 31.8 sq m / 342 sq ft

Garage = 23.9 sq m / 257 sq ft

Total = 205.2 sq m / 2208 sq ft

INFORMATION

TENURE: Freehold
EPC: TBC
PRICE: £899,950
COUNCIL: Spelthorne Borough Council
COUNCIL TAX: Band F



Ref :

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