



Riverside, Staines-Upon-Thames, TW18

Description:

Set within one of the area's most prestigious private roads, this impressive detached riverside home occupies approximately one third of an acre of gated grounds and enjoys direct frontage to the mainstream River Thames, complete with a 62-foot mooring and slipway. Offering flexible 3/4 bedroom accommodation with three bathrooms, extensive parking and superb leisure facilities, the property provides an exceptional riverside lifestyle.

Approached via electronic gates, the sweeping driveway offers parking for up to six vehicles and leads to two detached double garages, one with a remote-controlled door and generous loft storage above. Mature lawns, established shrubs and tree-lined borders create a private and tranquil setting as you approach this imposing home.

Internally, the property is both spacious and striking, with 2,900 sq ft of internal space, a vaulted entrance hall featuring an impressive cherry wood turning staircase. Double doors open into the 29ft x 19ft riverside lounge, where floor-to-ceiling glazing and doors provide elevated, uninterrupted views across the Thames and direct access to an extensive raised deck. A feature wood-burning stove adds warmth and character, while double doors lead through to a separate dining room, offering the option to create one large entertaining space.

The luxury fitted kitchen/breakfast room is well appointed with double ovens, central island and hob, integrated dishwasher and fridge/freezer, ample storage, and space for an American-style fridge and walk-in larder.







Description Cont....

The principal bedroom suite enjoys a vaulted ceiling, extensive built-in wardrobes, access to a private balcony overlooking the gardens and a generous en-suite bathroom. There are two further double bedrooms, one with an en-suite wet room, a family bathroom, separate laundry room and a fourth bedroom or office with built-in cabin bed, offering excellent flexibility for family living or home working.

The beautifully maintained gardens lead down to the river, where the 62-foot frontage includes a slipway, mooring, power and water supply. A tiled pool house with shower facilities further enhances the outdoor lifestyle on offer.

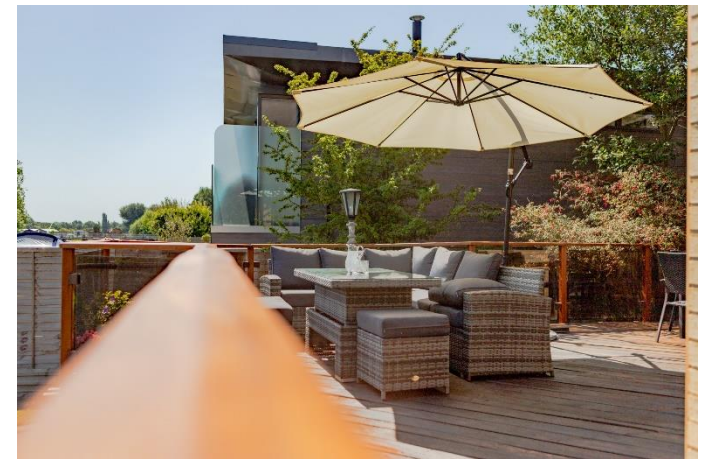
Ideally located close to the sought-after villages of Laleham and Thorpe, the property benefits from nearby local shops, riverside pubs and open green spaces, while still enjoying convenient access to surrounding towns and transport links.

A rare opportunity to acquire a substantial and well-appointed riverside home in an outstanding setting.

INFORMATION

TENURE:	Freehold
COUNCIL TAX:	G
COUNCIL:	Runnymede Borough Council
EPC:	D
PRICE:	£1,595,000

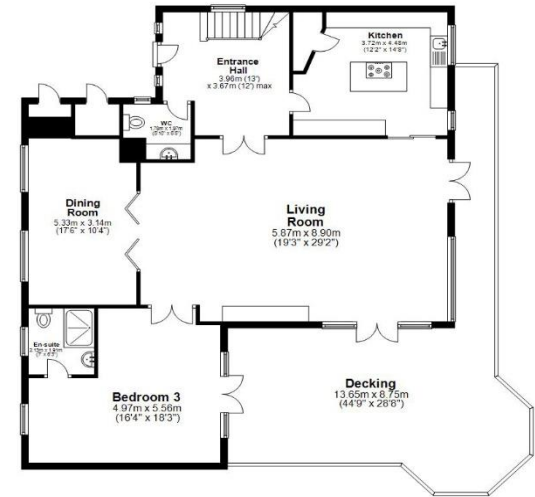
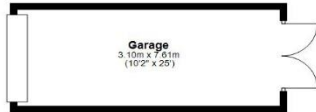
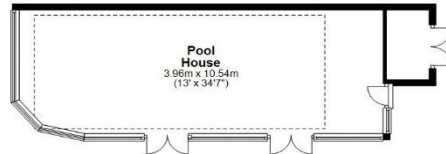








Ground Floor
Main area: approx. 160.3 sq. metres (1726 sq. feet)
Plus garage, approx. 11.5 sq. metres (124 sq. feet)
Plus pool house, approx. 11.5 sq. metres (124 sq. feet)
Plus decking, approx. 17.2 sq. metres (184 sq. feet)



First Floor
Main area: approx. 110.0 sq. metres (1192.9 sq. feet)
Plus garage, approx. 11.5 sq. metres (124 sq. feet)
Plus decking, approx. 17.2 sq. metres (184 sq. feet)



Main area: Approx. 270.3 sq. metres (2909.9 sq. feet)
Plus garage, approx. 23.0 sq. metres (245.5 sq. feet)
Plus sub-basement, approx. 44.1 sq. metres (474.3 sq. feet)
Plus open-air, approx. 15.0 sq. metres (161.3 sq. feet)
Plus decking, approx. 47.8 sq. metres (514.5 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only.
Plan produced using PlanIt.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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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.



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