



The Island, Thames Ditton, KT7



## DESCRIPTION:

This attractive detached riverside home is located on the popular Island within Thames Ditton Village. Accessed via a private footbridge this beautiful Island home boasts a combination of luxury and a truly stunning location directly on the river Thames with magnificent views and private moorings for the boating enthusiast.

Recently remodelled and refurbished throughout by the current owners, the property offers a spacious open living arrangement with vaulted ceiling, feature media wall and fire place with log burner. There are four bedrooms and family bathroom.

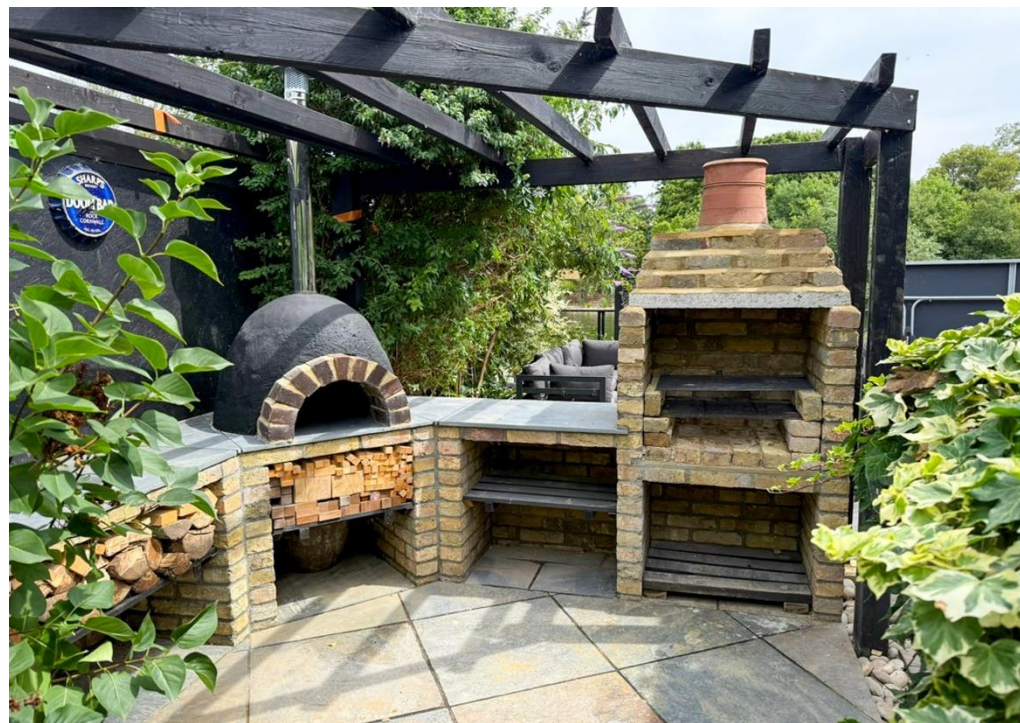
## OUTSIDE:

A large full width 2 tier terrace directly accessed from the living room provides the perfect entertaining area to enjoy the breath taking views and river activity. Steps lead down to a large, secluded seating area with built in BBQ and pizza oven. Further steps lead down to the river frontage and private moorings.

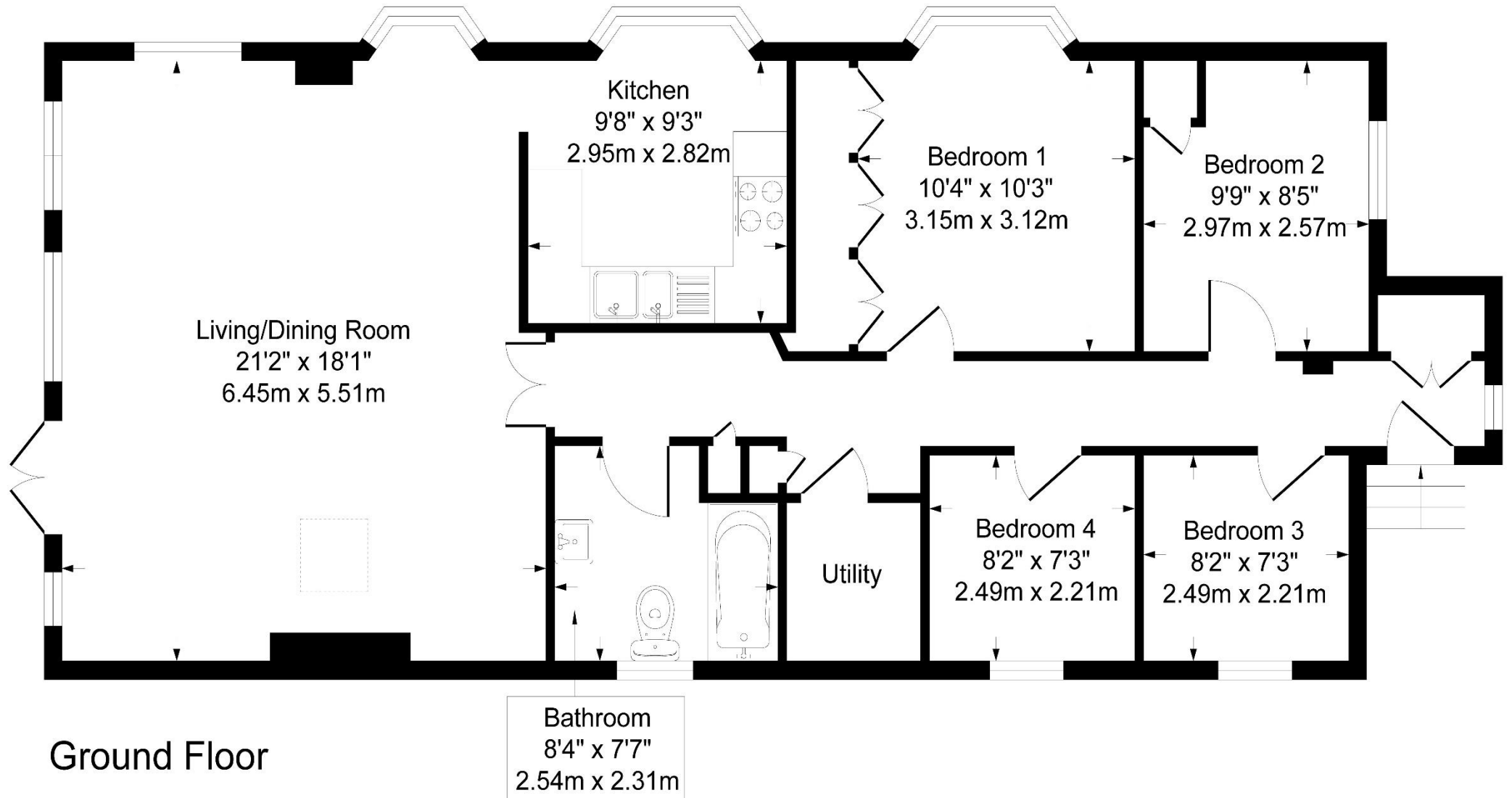
The riverside garden has been cleverly tiered to create numerous seating areas perfect for entertaining and appreciating the river activity. The private mooring facility measures approx. 40ft.

The Island is located within the ever-desirable Thames Ditton Village and walking distance to the mainline train station with a regular service into London Waterloo. Nearby Surbiton station offers a fast train into Clapham Junction which takes approx. 10 minutes.

In early inspection is strongly advised to avoid disappointment.



# Approximate Gross Internal Area 1068 sq ft - 99 sq m



Ground Floor

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:** Freehold  
**EPC:** D  
**COUNCIL:** Elmbridge Borough Council  
**COUNCIL TAX BAND:** F  
**PRICE:** £1,000,000 offers over

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





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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Water Side  
Residential

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