

RIVERHOMES

The Island
Thames Ditton KT7

£1,195,000
Share of Freehold



The Island Thames Ditton KT7

A beautifully positioned detached riverside home set on The Island in Thames Ditton, enjoying peaceful surroundings on the banks of the river. Reached via a gated footbridge, this quiet and established island community comprises just 48 homes, each with its own mooring. The house is brick built and arranged over two floors, offering generous and well balanced accommodation including three bedrooms, two bathrooms and a separate office. Large windows and roof lights introduce excellent natural light throughout, while several rooms enjoy views towards the river or gardens.

A south facing garden provides a private outdoor setting. A broad decked terrace sits beside the house with a covered dining area, an

ideal place to sit outside and watch life on the river drift by. The garden continues down towards the water to a generous private mooring. To the front, a further secluded garden provides an additional area of outdoor space, along with a detached summer house or studio.

Despite its tranquil setting, the centre of Thames Ditton is just moments away, with its charming high street of cafés, restaurants and independent shops. Thames Ditton station offers regular services to London Waterloo station via Surbiton and Wimbledon, while faster connections can be found from nearby Surbiton station. A rare opportunity to own a riverside home within one of the Thames' most distinctive residential settings.

KEY FEATURES

Detached home on The Island in Thames Ditton

Three bedrooms

Two bathrooms

Office

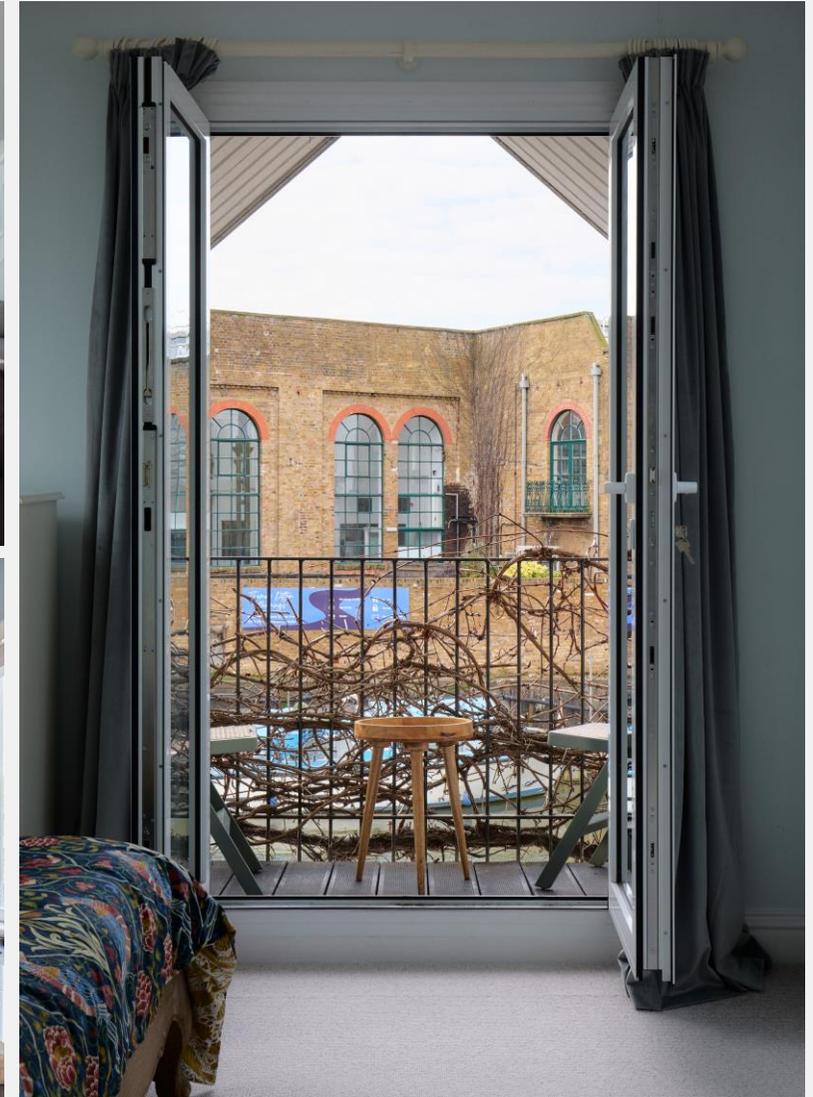
South facing garden

Garden mooring

Share of Freehold – TDI Residents Association

Maintenance charge £1,092 per annum approx.

Shared communal areas



KEY INFORMATION

Local authority: Elmbridge Borough Council

Internal area: 1,656 sq. ft. / 153.89 sq. m.

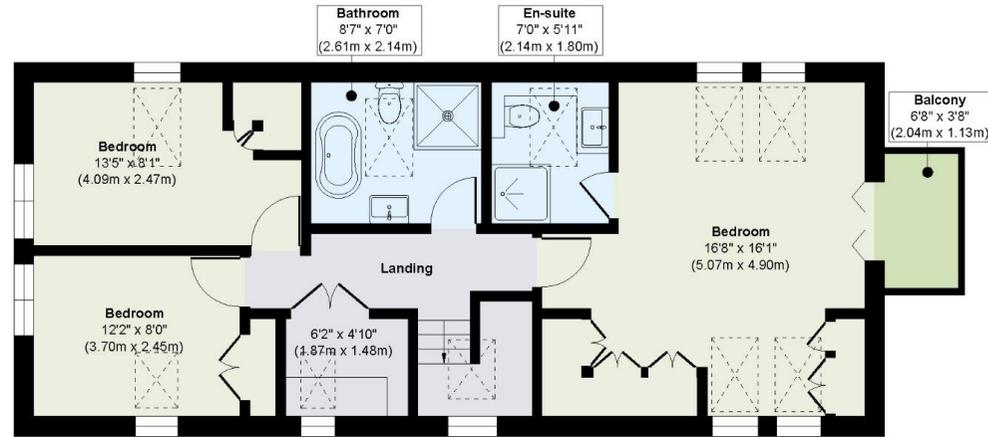
No. of bedrooms: 3

Council tax band: F - £3,693.26 per annum approx.

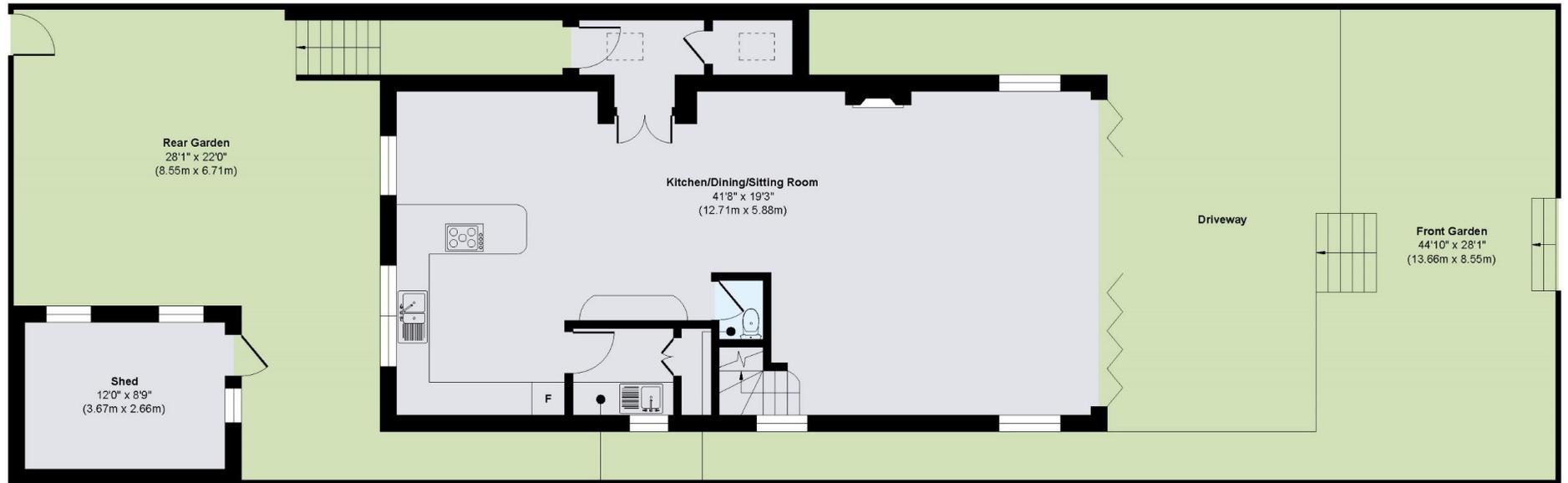


ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



First Floor
Approximate Floor Area
693 sq. ft
(64.39 sq. m)



Utility
6'0" x 5'2"
(1.84m x 1.57m)

WC
3'6" x 2'7"
(1.07m x 0.80m)

Ground Floor
Approximate Floor Area
963 sq. ft
(89.50 sq. m)