



Dockett Eddy Lane, Shepperton, Surrey





A new build house close to the river in Shepperton, Middlesex.

Contemporary style detached property with far-reaching views over fields. The house was built with green credentials including an air source heat pump, solar panels and reflective glass and the energy efficiency is rated B. Gated from the road via automatic gates with a wraparound garden.



4



4



4



EPC

B

Tenure

Freehold

Local Authority

Spelthorne Borough Council

Council Tax

Band H





The ground floor has a wide entrance hall which leads to two large reception rooms, each with sliding doors and access to a decked south-facing terrace. The kitchen and adjoining dining room are towards the rear of the property and are bright, with a triple aspect. The stylish kitchen has a large central island and counter seating. There is a large laundry/utility off the kitchen and side access to the rear. Additionally, to this floor is a good size home office and downstairs WC.





Upstairs, all bedrooms have access to a wraparound balcony. The principal suite has two large walk-in wardrobes and an en suite bathroom with bath and separate shower. The second bedroom also has a large en suite with freestanding bath and separate shower plus a walk-in wardrobe. Bedrooms 3 & 4 both share a family bathroom across the hall.



Location

Shepperton offers a variety of shops and restaurants and lovely walks by the River Thames.

The property is centrally located for easy access links to motorways (M25 & M3) and airports. Shepperton station provides a regular service into London Waterloo as does Walton-On-Thames.

The area has a number of state and private schools including Halliford, Sir Williams Perkins, St Georges College and Hampton School.

Distances

Shepperton Village 0.9 miles
Shepperton Station 1.4 miles
Walton on Thames Station 3.9 miles
Weybridge 3.6 miles
Guildford 16 miles
Central London 18 miles
(All distances are approximate)

Please check catchment areas for specific schools as these are subject to change.

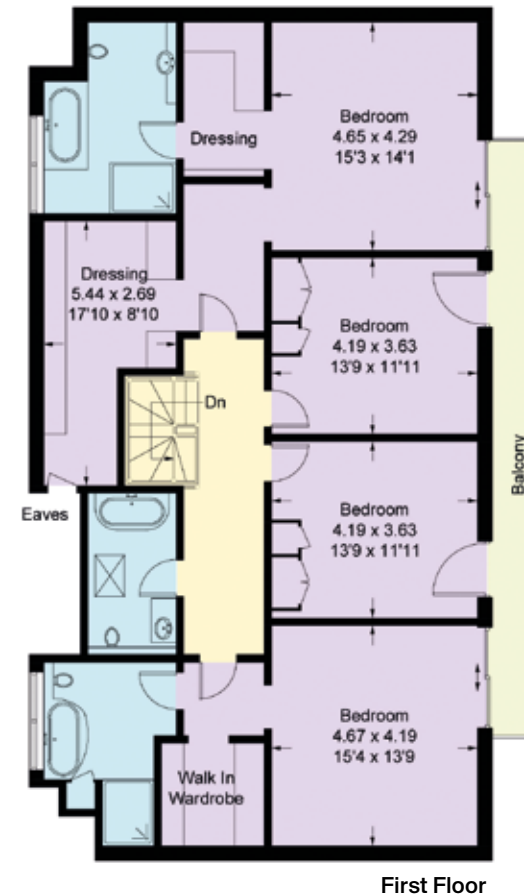
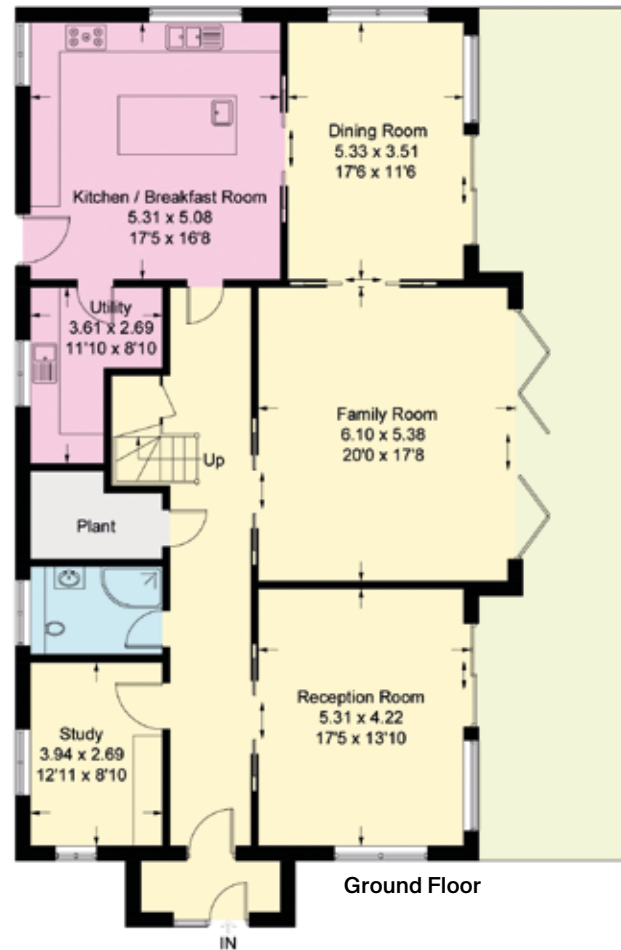


Approximate Gross Internal Floor Area

313.7 sqm / 3377 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Knight Frank Weybridge

20 High Street

Weybridge

KT13 8AB

knightfrank.co.uk

We would be delighted to tell you more

Matthew Scott

01932 548001

matthew.scott@knightfrank.com

Natalie Berthiaud

01932 548002

natalie.berthiaud@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated August 2024. Photographs and videos dated August 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com