



# THAMES STREET

Sunbury-on-Thames, Surrey, TW16



# ON THE RIVER THAMES, WITH A MOORING AND A BOATHOUSE

A spectacular Grade II Listed home extensively renovated with just under 3000 sq ft in the main house and 670 sq ft in the boathouse.



Local Authority: Spelthorne Borough Council

Council Tax band: G

Tenure: Freehold



## DESCRIPTION

This captivating residence is a Grade II listed property that traces its origins to the early 18th Century, underwent remodelling in the 19th Century, and was subsequently subject to extensive renovations while preserving many of its distinctive architectural elements.

The layout of the accommodation is versatile and spans four floors. From the street level, a staircase ascends to the welcoming reception hall, a delightful space with a wood-burning stove and room for standalone pieces of furniture. Towards the rear, you'll find the splendid south-facing drawing room with three sets of French doors that offer captivating views of the gardens, with one set leading to a charming balcony.









One end of the room features an open fireplace, and opposite stands a series of full-height fitted bookcases. To the front, there's an enchanting panelled study with a central fireplace, exposed floorboards, and a broad sash window. To the right of the reception hall lies another expansive 31-foot reception room that extends the depth of the house and features a large bay window and French doors that open on to the rear garden, filling the room with natural light that dances on the exposed floorboards. Staircases from both the reception hall and long reception room descend down to the kitchen.

On the lower ground floor, you'll discover a spacious open-plan kitchen/dining room with three additional sets of French doors that open on to the garden. The kitchen is equipped with custom-made units, complemented by an AGA, and provides ample space for a generous refectory table. At one end, there's a raised platform with a brick fireplace and a gas-burning stove. An inner hall leads to a cloakroom, utility room and walk-in pantry.

Off the kitchen, there's a spacious patio and walled garden, with a bridge leading from the patio garden to a substantial paddock garden, all of which are exclusively associated with the property and includes the renovated boathouse.







The first floor accommodates four double bedrooms and a family bathroom, accessible from the split-level landing. The principal bedroom is a magnificent space with garden and river views. It features an en suite bathroom and a separate walk-in wardrobe. Both the master bedroom en suite bathroom and the family bathroom on this level have recently been updated with four-piece white suites. A staircase off the landing leads to the top floor, where you'll find an additional bedroom and an en suite shower room. The house benefits from underfloor heating and air conditioning throughout.



Boathouse: Situated on the riverbank, this detached Victorian timber-framed boathouse features power, lighting, running hot and cold water, and a slipway into the River Thames. The primary section of the boathouse encompasses a generously sized open-plan kitchen, dining, and reception area with a fitted kitchen, a log burner, and a separate shower and WC. The boathouse also includes a first floor with windows on the east and west sides and French doors to the south, providing panoramic river views and access to a balcony. The lower ground floor has been configured as a small gym with double doors that open to a view of the River.



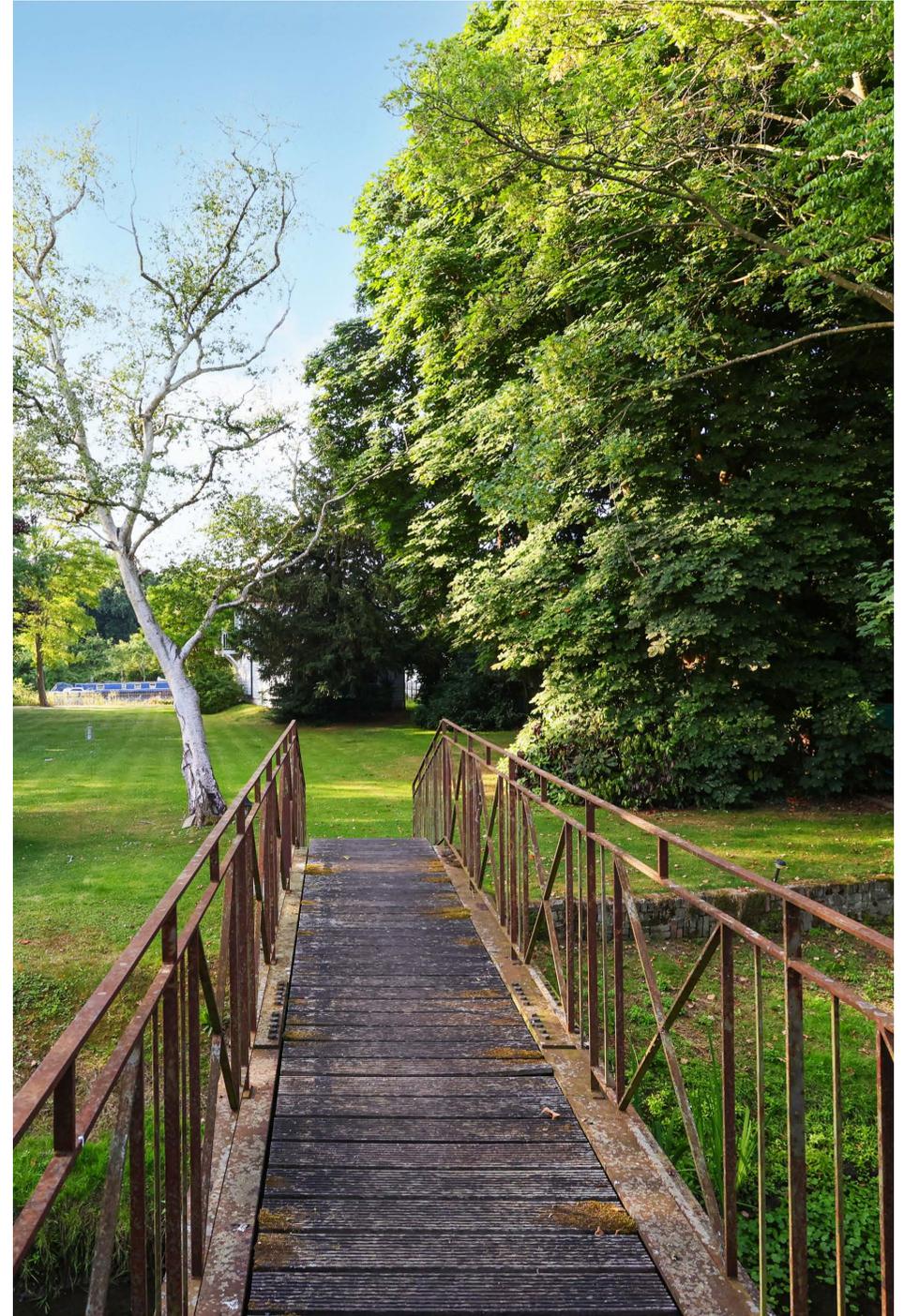


## LOCATION

Sunbury On Thames is an historic village dating back to the Bronze Age situated on the banks of the River Thames 3 miles from Hampton Court Palace.

The property is well located for access to the M3, M25, Heathrow Airport. Local amenities include a number of charming shops, restaurants and pubs in Lower Sunbury with more comprehensive shopping available at Sunbury Cross and the nearby towns of Staines (approx 5 miles) and Kingston-upon-Thames (approx 6 miles). Sunbury Station provides regular access direct to London Waterloo in approximately 50 minutes and Walton On Thames mainline station in approximately 26 minutes. Heathrow airport is located approximately 10 miles from Sunbury.

Leisure activities include boating on the River Thames, racing at Kempton Park and sailing at Queen Mary's reservoir. The local area is served by an excellent selection of both state and private schools.

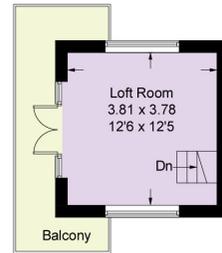




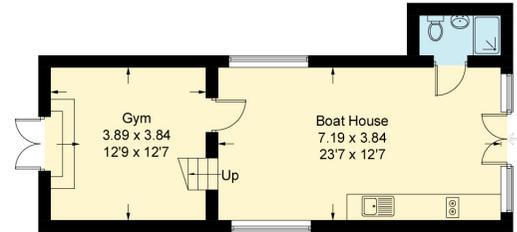
# Thames Street, TW16

Approximate Gross Internal Area = 272.5 sq m / 2934 sq ft  
(Including Reduced Headroom)

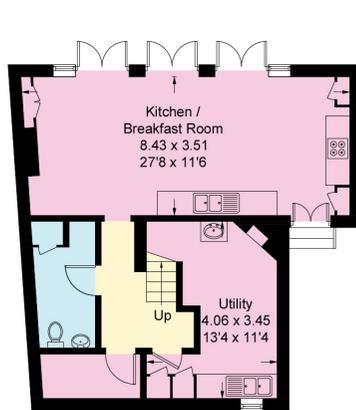
Boat House = 62.2 sq m / 670 sq ft



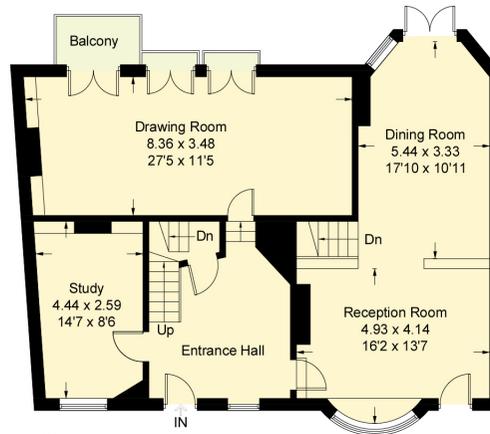
Boat House First Floor



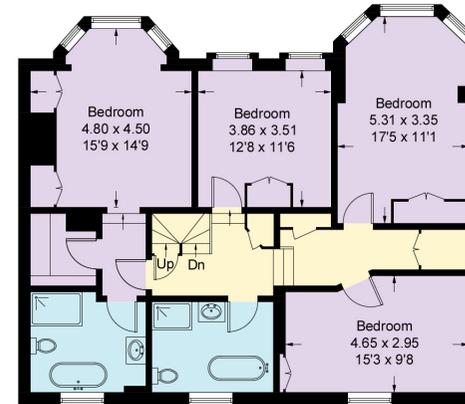
Boat House Ground Floor



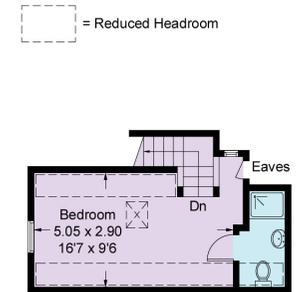
Lower Ground Floor



Ground Floor



First Floor



Second Floor

Measured in accordance with RICS Code of Measuring Practice. To be used for identification and guidance purposes only.  
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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Approximate Gross Internal Area = 272.5 sq m / 2934 sq ft  
Boat House = 62.2 sq m / 670 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate.  
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings  
before making any decisions reliant upon them. (ID767266)



Adam Burlison

01372 239 984

adam.burlison@knightfrank.com

**Knight Frank Weybridge**

20 High Street, Weybridge

Surrey, KT13 8AB

[knightfrank.co.uk](https://www.knightfrank.co.uk)

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