



Pharaohs Island, Shepperton, TW17 9LN

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LONDON





Guide price of £950,000 to £1,150,000. A stunning modern detached home built in 2003 in a New England coastal style, set on a private island accessed exclusively by boat, offering privacy, seclusion and a unique river lifestyle, within commuting distance of London. The property has a beautiful and capacious entertaining space on the ground floor, a large bespoke cherry wood kitchen with Italian marble tops and double ovens. There are three spacious bedrooms, a walk-in wardrobe, two bathrooms and a downstairs loo. The property has beautiful gardens front and back, 75 feet of private mooring on the river's edge and a private slipway.

Pharaohs Island is a private eyot on the main Thames stream between the locks at Chertsey and Shepperton. The island is accessed exclusively by boat, providing serenity, privacy and security to the 23 homes forming this close-knit community. The island itself has a long and fascinating history with suggestions that the Egyptian themed name of the island and all of its properties arise from the island having been gifted by the Treasury to Admiral Lord Nelson following his victory at the Battle of the Nile at the end of the 18th century. There is no onward chain and viewing is truly advisable to appreciate this unique setting.

All access on and off the island is exclusively by boat. The property comes with a fishing dory sporting a modern 30 hp engine. Additionally, the island residents association owns and maintains 5 communal rowing boats. Trains to London run from Walton-on-Thames (35 mins to Waterloo) and from Shepperton (55 mins to Waterloo).

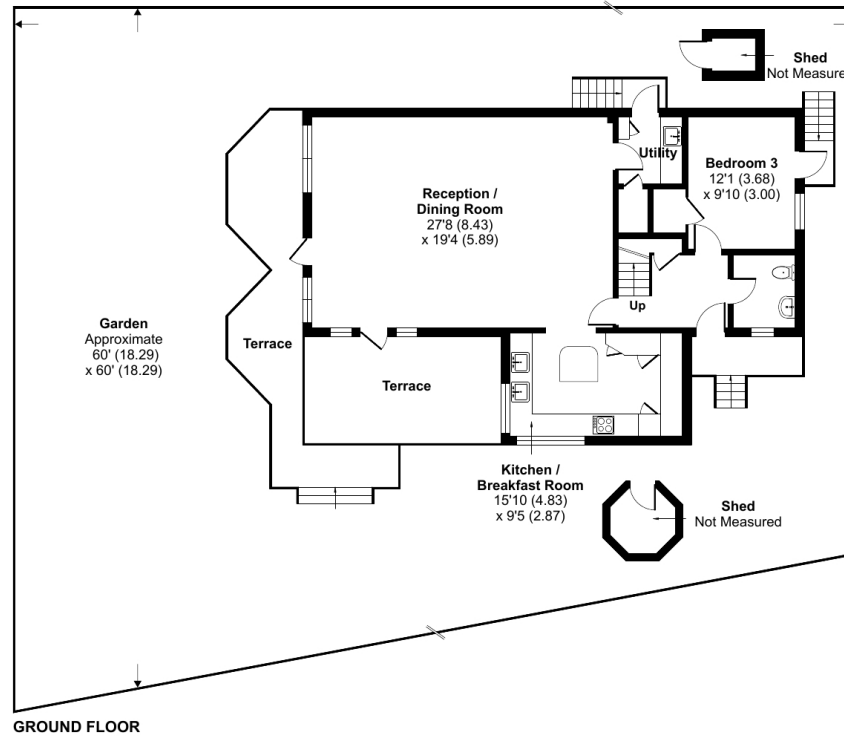
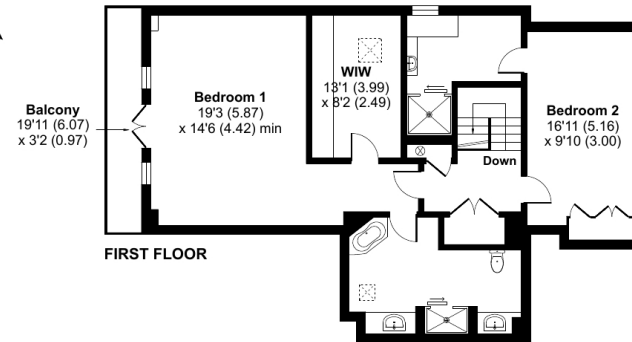


- Private island
- Three double bedrooms
- Walk-in wardrobe
- Two bathrooms
- Stunning living area with ample natural light flooding in and plenty of space to dine and entertain
- Utility room
- South river facing balcony
- 75 foot river frontage
- Fully furnished
- Available now

# Amasis, Pharaohs Island, Shepperton, TW17

Approximate Area = 2006 sq ft / 186.3 sq m (excludes sheds)

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Cow & Co Properties Ltd. REF: 965749

Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

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