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Riverside, Egham, Surrey, TW20 0AA

O.I.E.O £1,000,000 F/H



# Riverside, Egham, Surrey, TW20 0AA

## RIVERSIDE PROPERTY WITH STUNNING VIEWS AND PRIVATE MOORINGS

Weir lodge is a fantastic example of a Tudor style detached residence, situated on the scenic and peaceful banks of the River Thames, down a private lane, yet close enough to all amenities and mainline station, as well as being walking distance from the site of the signing of the historic Magna Carta. In addition to a stunning master bedroom with a huge en-suite and dressing room, there is extremely versatile accommodation with the option of four bedrooms, plus a separate annexe/studio, 100ft rear garden, approached via an electronic gated entrance. This property truly must be viewed to be fully appreciated. Call the sellers sole agents for an appointment.

**FULLY ENCLOSED PORCH:** Double glazed doors, tiled floor, double glazed windows surround with leaded light double doors into:

**LIVING ROOM:** **5.60m x 6.60m (21'8 x 18'5)** Solid wood herringbone flooring, brick fireplace with wood burning stove, radiators, corner window seating with double aspect leaded light double glazed windows and shutters.

**DINING ROOM:** **4.55m x 3.63m (14'11 x 11'11)** Solid wood herringbone flooring, feature stone fireplace, radiator, corner window seat with double aspect double glazed leaded light windows and shutters.

**ENTRANCE VESTIBULE:** **7.96m x 2.90m (26'1 x 9'6)** Approached via double doors leading from the Riverside towpath with solid wood herringbone flooring, oak beamed ceiling, stairs to mezzanine landing and doors to:

**CLOAKROOM:** Low level W.C, wall mounted wash hand basin, solid wood herringbone floor and double glazed window to side.

**LAUNDRY ROOM:** Space for appliances with worktop over and cupboards, solid wood herringbone floor and radiator.

**KITCHEN/BREAKFAST ROOM:** **7.95m x 3.63m (26'1 x 11'11)** **KITCHEN AREA:** Eye and base level shaker style units with curved and solid marble work surfaces, space for appliances, built in dishwasher solid wood herringbone floor, space for double oven, one and half bowl Butler sink with mixer tap, instant hot tap, built in extractor hood, double glazed leaded light window to side and door. Marble breakfast bar and open plan to: **BREAKFAST AREA:** Radiator, corner window seat with double glazed leaded light windows overlooking river, solid wood herringbone floor.

**FAMILY ROOM:** **3.65m x 3.60m (12' x 11'10)** Solid wood herringbone flooring, corner window seat with leaded light double glazed windows overlooking river, radiator and door to:

**EN-SUITE:** Solid wood herringbone floor, pedestal wash hand basin, low level W.C, panel enclosed bath with mixer tap and shower attachment. Double glazed leaded light window to side with shutters.

**MINSTRELS GALLERIED LANDING:**

**MASTER BEDROOM:** **4.55m x 3.70m (14'11 x 12'2)** Double radiator, coved ceiling, window seat under, double glazed window with shutters. Doors to:

**WALK IN DRESSING ROOM/BEDROOM FOUR:** **3.60m x 3.24m (11'10 x 10'7)** Fully fitted with drawers and shelving, radiator and double glazed leaded light windows to side with shutters, previously bedroom four off landing.

**LARGE EN-SUITE BATHROOM:** Approached via double doors. Absolutely stunning feature centralised claw bath with mixer tap and shower attachment, his and hers double sink wash hand basins with mixer taps, heated towel rail, metro tiled walls, slate tiled flooring, changing room style in and out shower. Double glazed windows and door to: **SEPARATE W.C:** Concealed low level W.C, radiator, metro tiled walls, slate tiled flooring and double glazed leaded light windows to side.

**RIVERSIDE BEDROOM:** **3.65m x 3.45m (12' x 11'4)** Walk in wardrobe, coved ceiling, window seat under leaded light double glazed bay window with shutters overlooking River Thames.

**SHOWER ROOM:** Heated towel rail, fully tiled walls, slate tiled flooring, concealed vanity sink unit with mixer tap and cupboards. Double glazed leaded light window to side and corner shower cubicle.

**SEPARATE TOILET:** Victoriana style low level W.C and double glazed leaded light window to side.

**REAR GARDEN:** **100ft** lawned garden with paved patio, curved borders, beautifully mature trees, full length pergola over path, trees offer complete privacy and seclusion.

**PARKING:** Hard standing for several vehicles approached via electronic gates.

**DETACHED ANNEXE/STUDIO:** Double glazed doors into lounge/bedroom with radiators, double glazed window. Door to kitchen with eye and base level units, wall mounted boiler and space for appliances. Door to: low level W.C, wash hand basin, radiator and double glazed window to side.

**STUDIO/GYM:** Part panel walls, light and power, several low level double glazed windows and doorway to:

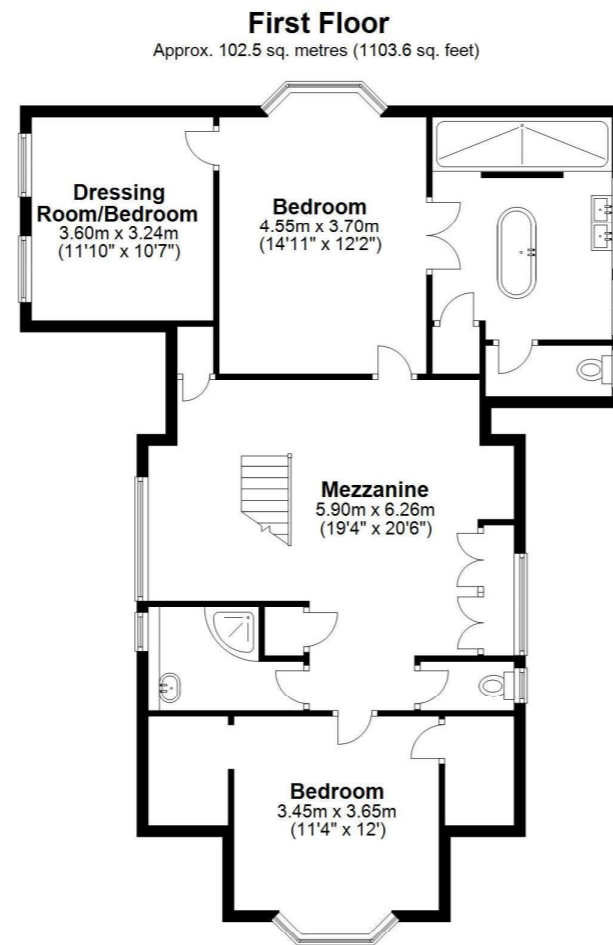
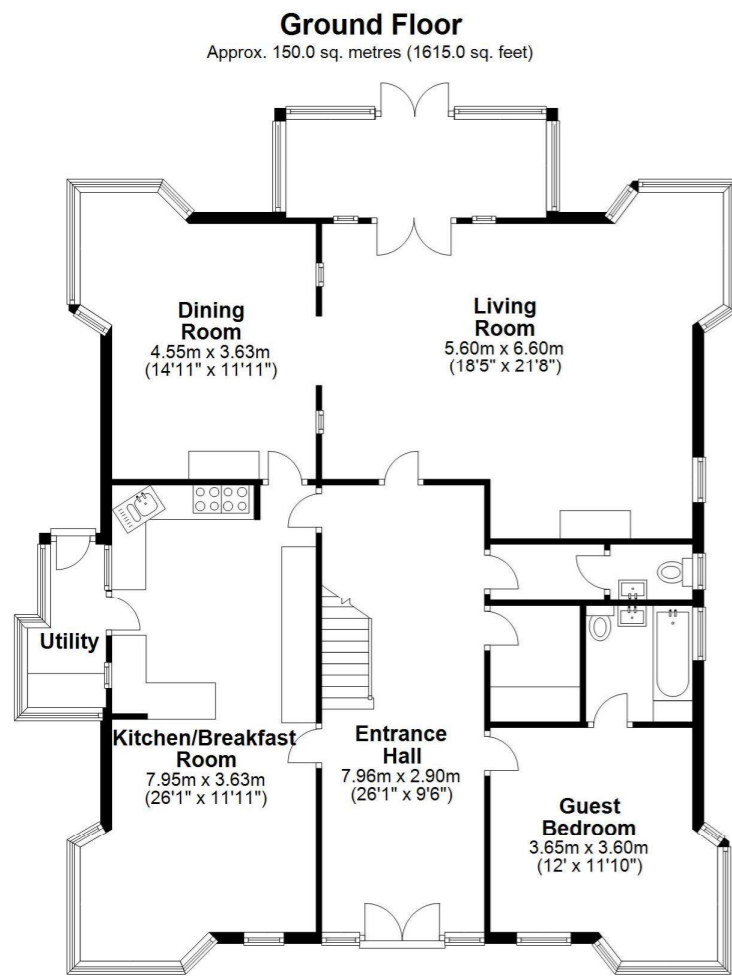
**GARAGE:** Detached and single built with up and over doors.

**RIVERSIDE GARDEN:** Mainly laid to lawn with flower and shrub borders, steps to front, central pathway to lych-gate onto towpath with access to:

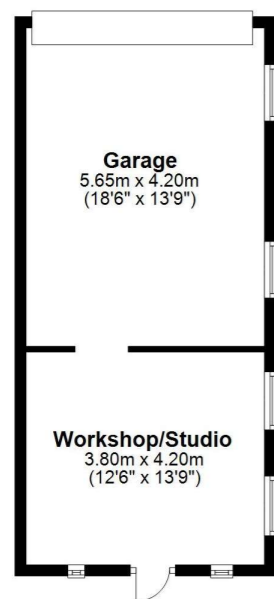
**PRIVATE MOORINGS:** **18m/65** with lawned area and timber landing (in need of repair) owner pays £188.24 to Environment Agency.

# FLOOR PLAN

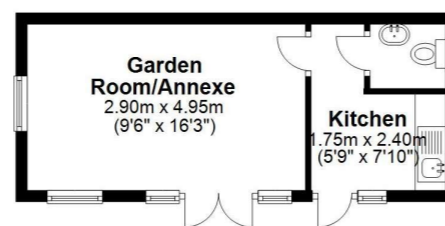
# EPC



**Garage/Workshop**  
Approx. 40.1 sq. metres (431.8 sq. feet)



**Garden Room/Annexe**  
Approx. 21.8 sq. metres (234.7 sq. feet)



## Energy performance certificate (EPC)

8 Riverside EGHAM TW20 0AA	Energy rating	Valid until:	11 March 2034
	<b>D</b>	Certificate number:	0370-2572-6370-2894-4515

Property type	Detached house
Total floor area	227 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

### Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



