

RIVERHOMES

Cherry Orchard Road
West Molesey KT8

£1,250,000
Freehold



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RiverHomes is delighted to bring to market this large and versatile former boathouse, believed to have been constructed by General Tagg who owned most of the land around Taggs Island. The property boasts a vast 5,000 sq. ft. garden, a private 70 ft. mooring and a stunning roof terrace with spectacular 180 degree panoramic views over the River Thames. The property, which requires some modernisation, currently comprises 3 bedrooms, 3 bathrooms, a large reception room, family room, dining room, office, cloakroom/toilet, kitchen and pantry.

The current internal arrangement has much scope to suit all needs, including the possibility of adding an extra bedroom with en suite bathroom. There are also opportunities to develop the property and surrounding land subject to an application being made for planning.

KEY FEATURES

3 bedrooms, 3 bathrooms

Former boathouse

5,000 sq. ft. garden

70 ft. mooring

180 degree views over the River Thames

Scope for development (STPP)

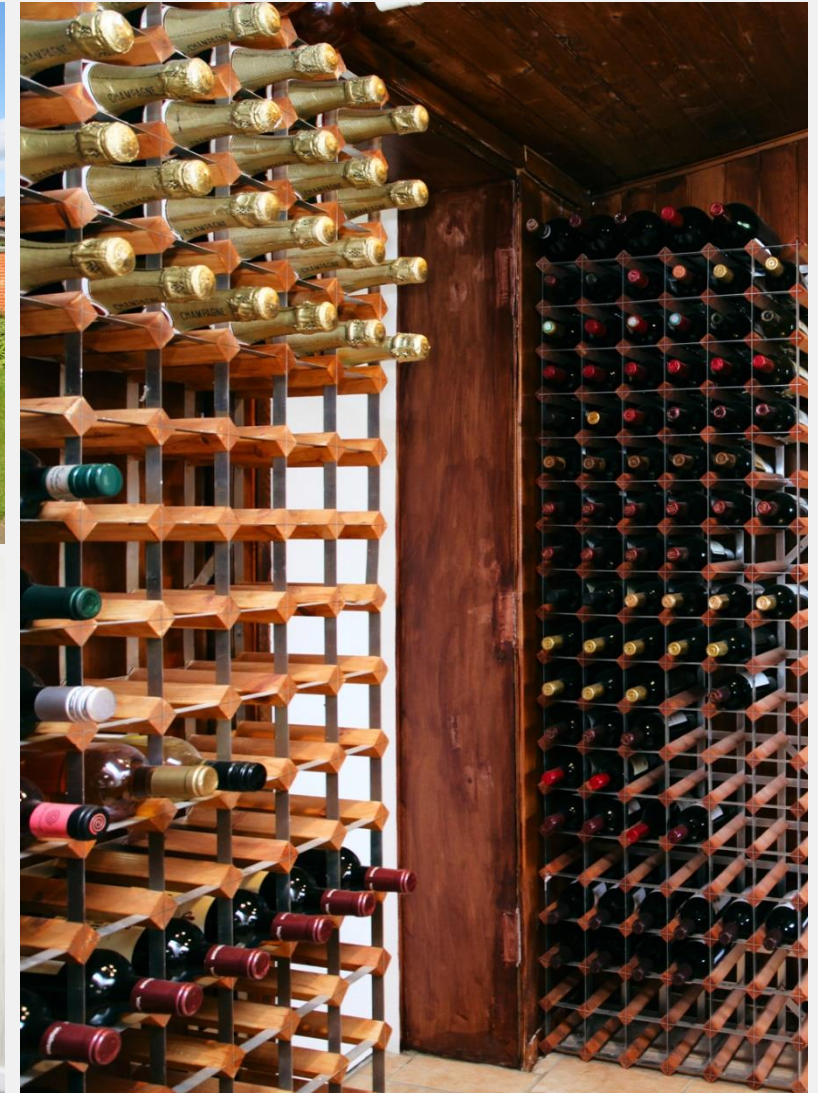
KEY INFORMATION

Local authority: Elmbridge Council

Internal area: 2,512 sq. ft. / 233 sq. m.

Council tax band: F

No. of bedrooms: 3



ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		



