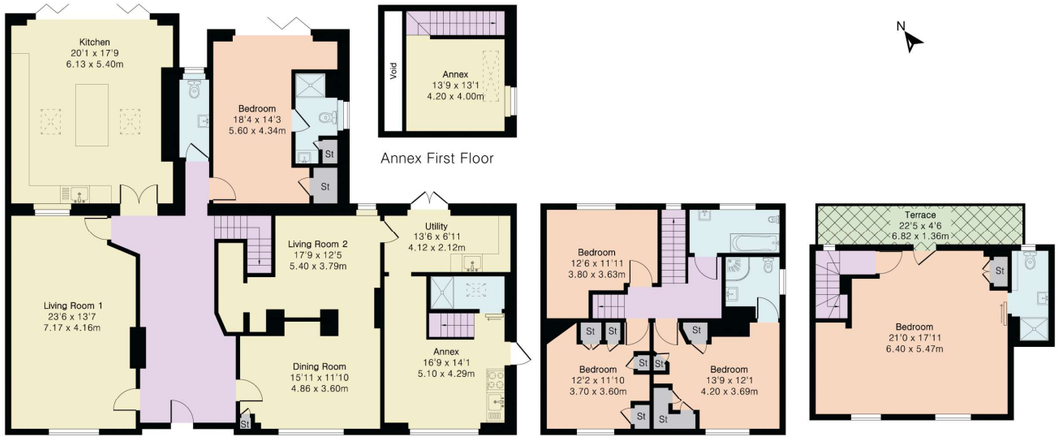
Approximate Gross Internal Area 3170 sq ft - 294 sq m
Ground Floor Area 1669 sq ft – 155 sq m
First Floor Area 614 sq ft – 57 sq m
Second Floor Area 421 sq ft – 39 sq m
Annex Ground Floor Area 316 sq ft – 29 sq m
Annex First Floor Area 150 sq ft – 14 sq m

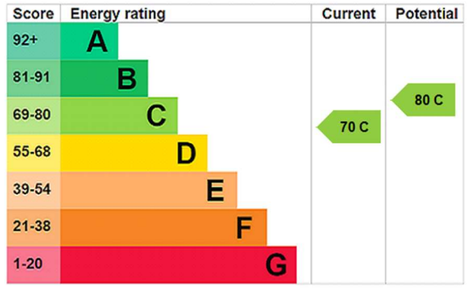


Ground Floor | Annex First Floor | Annex Ground Floor | First Floor | Second Floor

PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

OASiS



Please note that under the Consumer Protection Regulations we have endeavoured to make these particulars as reliable and accurate as possible but their accuracy is not guaranteed and they do not form part of any contract as they are prepared as a general guide. We have not carried out a detailed survey or tested any of the appliances, services or specific fittings. Room sizes should not be relied upon for carpets and furnishings. Internal photographs are intended as a guide only and it should not be assumed that any furniture/fittings are included in the sale. Where shown details of the lease, ground rent and service charge have been provided by the Vendor and their accuracy cannot be guaranteed. The buyer is advised to obtain verification from their Solicitor or Surveyor.

OASiS

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Swan House, Moor Lane, Staines-upon-Thames, Surrey, TW19 6EB

Offers in excess of £1,250,000

6 | 3 | 5 | Yes | Yes | House | 1.4 miles

Originally known as The Swan public house, this exceptional period home enjoys a picturesque setting opposite Staines Moor, with open countryside views to the rear, while being within close proximity of Staines town centre.

Beautifully renovated and thoughtfully extended by the current owners, the property combines elegant contemporary living with a wealth of original character. A welcoming entrance hall leads to a selection of beautifully appointed reception rooms, including a panelled drawing room with a log burner, formal dining room, family room and home office.

At the heart of the home is a stunning bespoke kitchen featuring a vaulted ceiling, central island, range cooker and expansive bi-fold doors opening onto the landscaped rear garden, creating an exceptional space for modern family living and entertaining. A separate playroom and ground floor shower room complete the accommodation.

The first floor has three double bedrooms, one with an ensuite, along with a further family bathroom. On the second floor there is a superb principal suite with an ensuite bathroom and a private balcony overlooking the surrounding countryside. A self-contained annexe, with its own kitchen/living area, shower room and double bedroom, provides ideal accommodation for guests, extended family or independent living. Please note that the annexe has a potential rental income of at £1,150 per calendar month which can be used as a great extra income stream.

Outside, the beautifully landscaped rear garden extends to approximately 130ft and features an extensive terrace, fire pit area, summer house and covered seating area, while the front of the property benefits from ample off-street parking within a private cul-de-sac.

Mallard Court, 4 Clarence Street, Staines upon Thames, TW18 4SP Tel: 01784 441818

- Ground Floor: Entrance, Living Room, Dining Room, Family Room, Office, Kitchen, Double Bedroom currently being used as a Playroom, Bathroom, Utility Room
- Annexe: Bathroom, Kitchen / Living Area, Bedroom
- First Floor: Two Double Bedrooms, Family Bathroom, Further Double Bedroom with Ensuite
- Second Floor: Principal Suite with Balcony and Ensuite
- Outside: 130 ft garden, Driveway Parking
- Spelthorne Borough Council Tax Band G









The property is situated in a sought after location, close distance to Staines upon Thames town centre and mainline station. Staines upon Thames is a prosperous riverside market town and, with London being close, Staines upon Thames is a commuter haven with immediate access onto the motorway network via the M25 and M3. Heathrow Airport is a short distance away and with frequent train services to Waterloo, with a journey time of around 30 minutes, this makes the area popular for potential buyers. Staines upon Thames has a pedestrianised High Street, with an extended range of shops and facilities.







