



## CLOCK COTTAGE

HALLIFORD ROAD, SHEPPERTON, SURREY, TW17

**£1,500,000**

*150 Years*  
JOHN D WOOD & CO.

London, Country & International Property

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SURREY, TW17

Guide Price £1.5m to £1.75m. Offered for sale for the first time in almost 30 years, we understand that Clock Cottage dates back from 1744 when it was the coach house to Halliford Manor. The property is recorded in the local list of architectural and historic buildings of interest and sits within the Upper Halliford conservation area. The clock was manufactured in Walton on Thames in 1743 and is regularly maintained and remains in full working order. The property was extended in the 1960's to accommodate an additional reception room downstairs, two bedrooms and a kitchen/conservatory.

**£1,500,000**



In 1998, the south profile was completely modernised and incorporates the kitchen/breakfast room, utility room and principal bedroom with an en suite shower room. To the ground floor, the accommodation comprises of a main reception space, defined as two areas, with bay windows, a log burning stove with brick surround, original wood beams, and built-in book and display units. To the right-hand side, access is given to the open plan kitchen/breakfast/dining area and conservatory, which is flooded by an abundance of natural light from the wall of windows overlooking the rear garden and beyond. The bespoke, hand built kitchen is of a modern design, with integrated appliances, a range cooker, and a central island with additional storage. The separate utility room and cloakroom are accessed from the kitchen. At the opposite end of the property is the study with fitted storage cabinets, and a spiral staircase leading up to a bedroom, with fitted storage and en suite shower room. The first floor of the main house is dedicated to the principal bedroom with fitted storage and an en suite shower room, and benefits from a balcony with extensive views over the garden. There are three further bedrooms, one with fitted storage and a family bathroom.



Externally, to the front is a private paved courtyard with parking for a number of vehicles, a detached double garage with utility/cloakroom and stairs leading up to a large flexible living space, currently being used as a games room, however, it could be converted to offer further living accommodation. The sizeable, southerly aspect landscaped garden extends from the rear of the property with a patio and raised area making the perfect space for dining and entertaining. Beyond this is an expansive lawn with mature borders, shrubs, and mature trees, offering shade and a high degree of privacy. There is a garden room/summer house, which is currently being used as home office. Note : Under the terms of the Estate Agents Act 1979 (section 21) please note that the vendor of this property is an employee of the Connells Group Reference WEY240185



