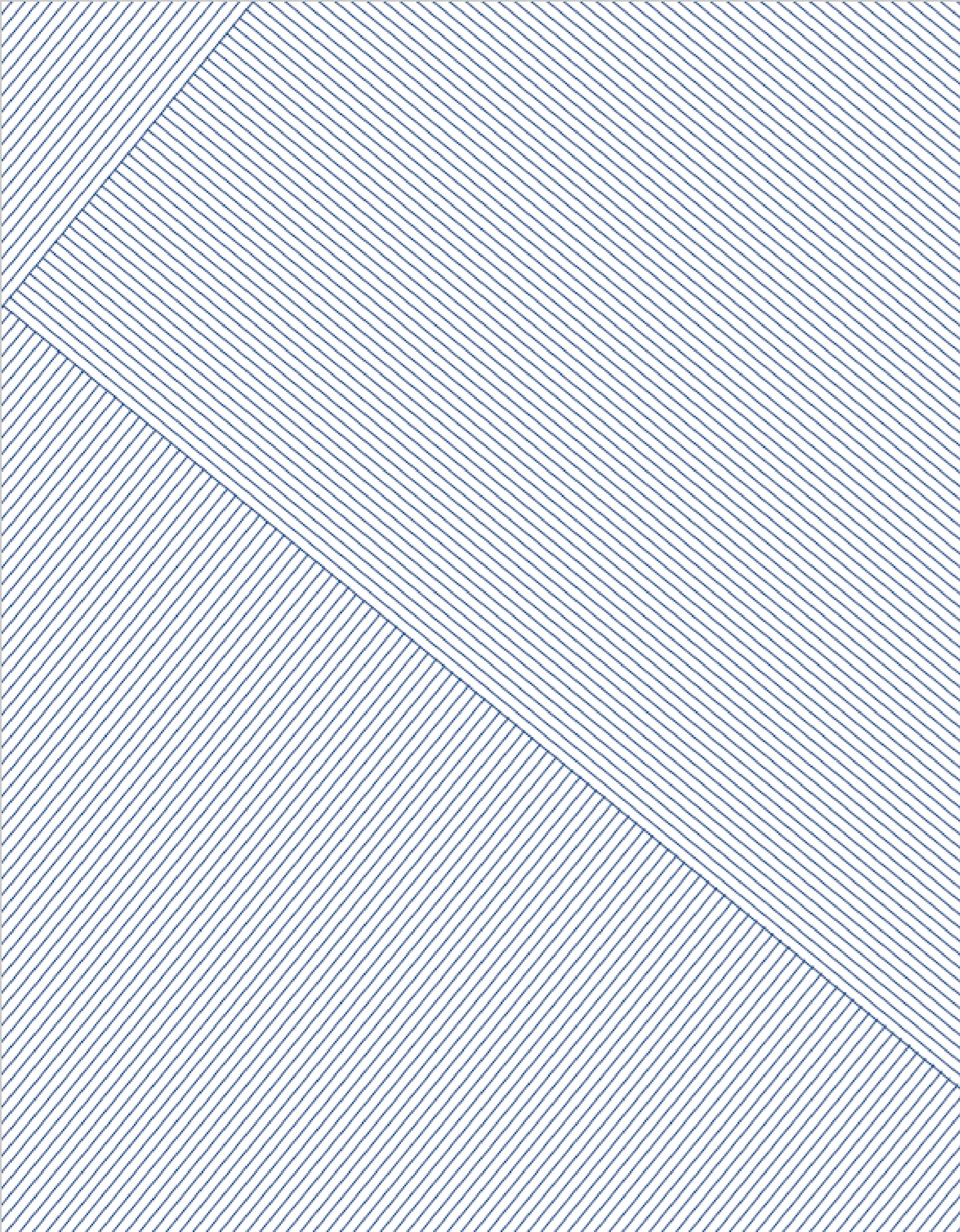




D'OYLY CARTE ISLAND
SURREY

A development by Waterspace Living



D'OYLY CARTE ISLAND

Weybridge

Nestled in a quiet, enviable location on the River Thames with easy access to Weybridge and Shepperton, D'Oyly Carte Island is an exclusive mooring where we can provide two or three bedroom stunning residential boats.

Each one is beautifully handmade by our master craftspeople, with thoughtfully designed interiors, furnished to the highest standards to maximise space, comfort and luxury. We think it's a whole new way to experience life afloat, and we can't wait to tell you more.

Prices starting from
£249,950



Our houseboats are large, bright and benefit from a fantastic open-plan kitchen and living area.

Our interiors are stylish and contemporary yet with the ability for you to customise the flooring, windows and blinds.





Your master bedroom features a luxurious king-size bed, bespoke wardrobes, dressing table and backlit, wall-mounted LED TV. Model shown is the *Hampton* 70ft x 12ft wide-beam.

Master bedroom layouts can be reversed to achieve an open bow deck. With double-glazed French doors it provides a light and airy feel to your luxurious suite. Full height wardrobes, wall-mounted LED TV and bedside cabinets in limed oak complete the look. Model shown is the *Hampton 70ft x 12ft Open Bow*.





Your bathroom has a full-sized bath and separate shower. With sleek granite work tops and under-floor heating, it really feels like a modern apartment. Model shown is the *Hampton* 70ft x 12ft wide-beam.



The light, bright kitchen and dining area is the perfect space for entertaining and comes with built-in 4-burner gas hob, oven, washing machine / dryer, microwave, fridge, freezer and even a separate wine fridge.



Our new Lexington range provides great flexibility for free-standing furniture, fixtures and fittings. The master bedroom also has a fabulous walk-in closet.



COMBINING TOWN AND COUNTRY



"The Thames Path is on my doorstep, along with leafy lanes and beautiful woodlands. There is a wonderful, circular route along the Wey Navigational Canal which boasts birds and wildlife galore. Weybridge itself is lively and attractive with some interesting, individual shops, great places to eat and good recreational facilities."

Sarah, local resident

A unique two-acre private island on the River Thames near Weybridge is the perfect location to moor your boat for total tranquillity and enjoyment.

Access to this beautiful island is by its own private footbridge which links secure parking on the mainland. Local shops and amenities are within an easy 15 minute walk. This unique combination provides a beautiful balance of convenience with seclusion.

The centrepiece on the island is Eyot House, a private Grade II listed Victorian property which was built for Gilbert and Sullivan opera impresario Richard D'Oyly Carte.



WELCOME HOME



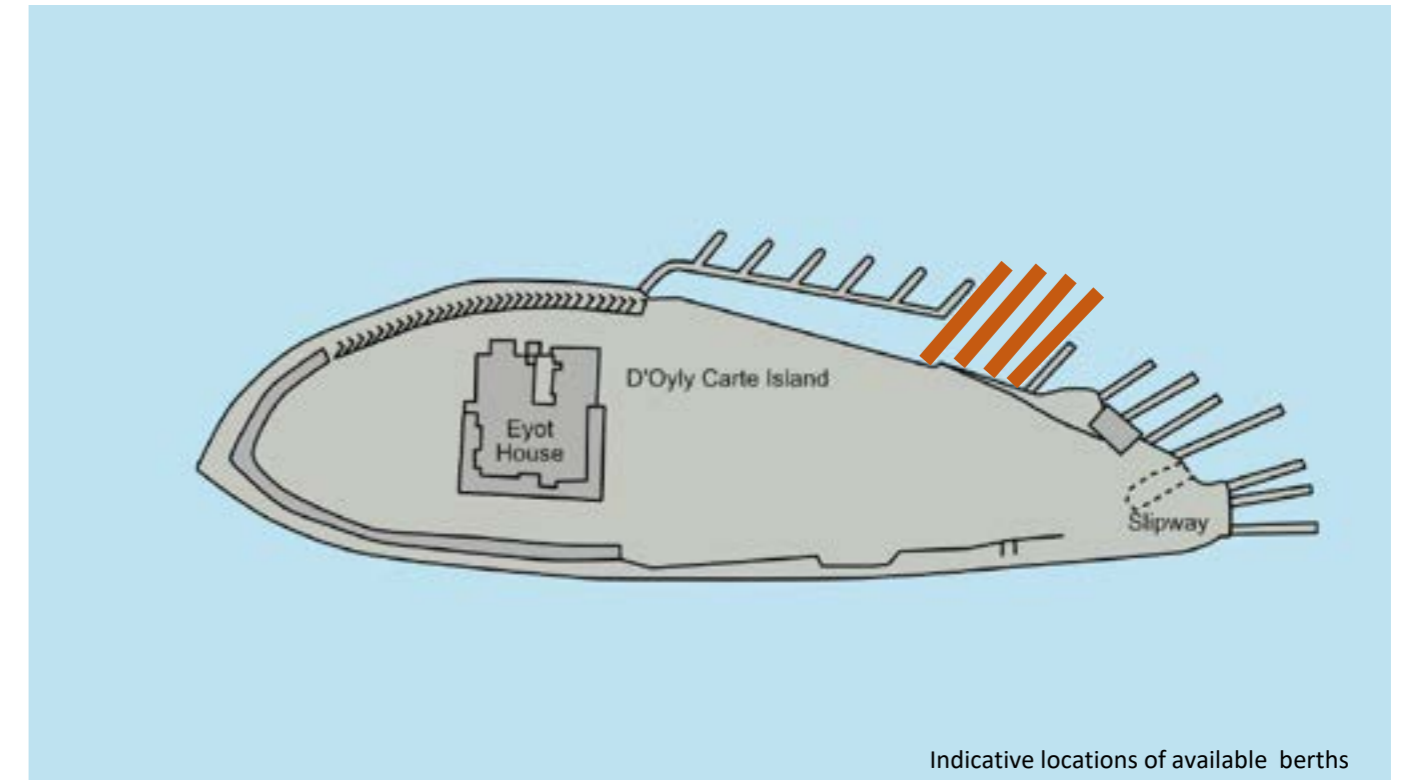
D'Oyly Carte is a select mooring with just 25 pied-a-terre and leisure berths.

Waterspace Living has four pontoon berths against the north side of the island which can accommodate boats up to 72ft (21.95m) in length. The remainder of moorings are occupied by private leisure craft from river cruisers, Dutch barges and wide-beam canal boats.

Water and electricity are provided close to each berth and there is also a refuse and recycling facility on the mainland. Boats can pump-out just upstream on the Shepperton side of the river. Car Parking is available on a private access road from Walton Lane immediately opposite the Island footbridge.

The private owners of D'Oyly Carte Island are continually improving the island for boat owners. Following the improvements made to the gardens in 2022, a new creperie will be established in Summer 2023, serving snacks, hot and cold beverages to both resident dwellers and members of the public.

There are numerous river cruising options from the Island. Just a short distance away is the start of the River Wey Navigation which provides a beautiful, scenic route to Guildford and beyond to Godalming. Alternatively, heading downstream on the River Thames, you can reach Hampton Court Palace passing through just 2 locks or head upstream through the rural towns and open countryside of Surrey and Berkshire.



PRICES & AVAILABILITY

Our first phase of moorings sold out very quickly, but we're able to provide four new berths which will be ready to occupy in Summer 2023. Prices for our new-build boats with the berth are listed below. For more accurate information on timescales and availability, please contact a member of the Waterspace Living team on 020 8051 4520.

BOAT RANGE	BEDROOMS	SQ FT	LENGTH (FT)	PRICED FROM
LEXINGTON *	2	650	70	£249,950
HAMPTON	2	650 / 660	70 / 72	£259,950
GREENWICH	2	650 / 660	70 / 72	£274,950

* The Lexington range comes un-furnished as standard, but a furniture pack (which includes sofa, chair, coffee table, cushions, lamps, a free standing double bed with divan storage and much more) is able – please call to discuss prices.



TYPICAL BOAT SPECIFICATIONS & FLOOR PLANS

We offer a range of 2-3-bedroom boats of various lengths and widths, all with custom interior finishes. Please speak to a member of our team for more details.

THE HAMPTON 70*

21.3m long x 3.73m wide - 2 bedrooms



INDICATIVE LAYOUT PLAN

THE BOAT IN DETAIL

THE MASTER BEDROOM

- King-size bed with ample storage
- Fully upholstered feature wall above the bed
- Wall mounted backlit LED TV
- Generous picture window
- Contemporary dresser unit
- Two deep, full-height mirrored wardrobes with interior lighting option
- Full-height, lit shelving
- Reading lights & USB sockets

THE GUEST BEDROOM

- Queen-size bed with storage
- Fully upholstered feature wall with discreet ambient lighting
- 2 large, full-height wardrobes
- Full-height, lit shelving
- Large oak mirror with lighting

THE BATHROOM

- Full-size bath with chrome mixer taps
- Single basin mounted on quartz slab vanity unit
- Tiled floor and wall
- Corner shower tray with chrome fittings
- Tiled floor with underfloor heating
- Large wall-mounted mirror with side lighting

THE LIVING AREA

- Generous central skylight allows light to pour in luxurious carpet with deep underlay or hardwood flooring option
- Attractive diesel solid fuel cast iron or electric letter-box style stove
- Backlit 42" wall-mounted TV
- Wraparound storage units with under-lit shelving

THE KITCHEN

- High-spec L-shape fitted kitchen with impressive central island
- Generous storage with soft-close doors and copper handles
- Quartz worktops and tiled or quartz splashback
- Underslung sink with chrome mixer tap
- Integrated appliances: fridge, freezer, dishwasher, washing machine, twin oven, 4-burner gas hob, microwave and wine cooler
- Stylish oak hardwood-effect flooring

THE STERN

- Wraparound seating with removable cushions
- Fully collapsible rain or sun cover
- Discreet, practical storage
- Optional extras:
 - Removable dining table
 - Durable, teak-effect, yacht-style decking

* THIS IS A TYPICAL SPEC. THE SIZE OF BOAT AND NUMBER OF BEDROOMS CAN VARY, AND FIXTURES AND FITTINGS CAN BE CUSTOMISED. PLEASE ASK FOR MORE DETAILS

THE HAMPTON 70 (OPEN BOW)*
21.3m long x 3.73m wide - 2 bedrooms



THE BOAT IN DETAIL

THE MASTER BEDROOM

- Doors to bow deck
- King-size bed with side table storage
- Fully upholstered feature wall above the bed
- Wall mounted backlit LED TV
- Two deep, full-height mirrored wardrobes with interior lighting option
- Full-height, lit shelving
- Reading lights & USB sockets

THE GUEST BEDROOM

- Queen-size bed with storage
- Fully upholstered feature wall with discreet ambient lighting
- Large, full-height wardrobe
- Oak shelf
- Desk space and drawer storage

THE BATHROOM

- 1000x800mm quadrant shower tray with mixer and rainfall shower head
- Single basin mounted on quartz slab vanity unit
- Tiled floor and wall
- Storage space for towels and linen
- Optional extra:
 - Radiator towel rail
 - Full-size bath and corner shower

THE LIVING AREA

- Generous central skylight allows light to pour in luxurious carpet with deep underlay or hardwood flooring option
- Attractive diesel solid fuel cast iron or electric letter-box style stove
- Backlit 42" wall-mounted TV
- Wraparound storage units with under-lit shelving

THE KITCHEN

- High-spec L-shape fitted kitchen with impressive central island
- Generous storage with soft-close doors and chrome handles
- Quartz worktops and tiled splashback
- Underslung sink with chrome mixer tap
- Integrated appliances: fridge, freezer, dishwasher, washing machine, twin oven, 4-burner gas hob, microwave and wine cooler
- Stylish oak hardwood-effect flooring

THE STERN

- Wraparound seating with removable cushions
- Fully collapsible rain or sun cover
- Discreet, practical storage
- Optional extras:
 - Removable dining table
 - Durable, teak-effect, yacht-style decking

* THIS IS A TYPICAL SPEC. THE SIZE OF BOAT AND NUMBER OF BEDROOMS CAN VARY, AND FIXTURES AND FITTINGS CAN BE CUSTOMISED. PLEASE ASK FOR MORE DETAILS

THE LEXINGTON 70 (WITH FURNITURE)*
21.3m long x 3.73m wide - 2 bedrooms



THE BOAT IN DETAIL

THE MASTER BEDROOM

- Doors to bow deck
- Free standing King size bed with mattress
- Two bedside tables
- Free standing occasional chair
- Dressing table with chair

THE GUEST BEDROOM

- Free standing double bed with mattress
- Chest of drawers
- Accessories (mirror, table lamp and cushions)
- Free standing double door wardrobe

THE BATHROOM

- 1000x800mm quadrant shower tray with mixer and rainfall shower head
- Bath tub with brushed gold crosshead bath/shower mixer tap
- Vanity unit with single basin and mixer tap
- Tiled floor and wall
- Radiator towel rail

THE LIVING AREA

- Generous central skylight allows light to pour in luxurious carpet with deep underlay or hardwood flooring option
- L shaped corner sofa and cushions
- Sideboard
- Side lamp
- Coffee table
- Rug
- Flatscreen TV

THE KITCHEN

- High-spec L-shape fitted kitchen with impressive central island
- Generous storage with soft-close doors and copper handles
- Quartz worksurfaces and tiled splashback
- Wall light and feature lighting
- Central island with Belfast sink/mixer tap and breakfast bar with stools
- Integrated appliances: fridge, freezer, dishwasher, washing machine, twin oven, 4-burner gas hob, microwave and wine cooler

THE STERN

- Wraparound seating with removable cushions
- Fully collapsible rain or sun cover
- Discreet, practical storage
- Optional extras:
 - Removable dining table
 - Durable, teak-effect, yacht-style decking
 - Removable table

* THIS IS A TYPICAL FURNISHED SPEC. THE SIZE OF BOAT AND NUMBER OF BEDROOMS CAN VARY, AND FIXTURES AND FITTINGS CAN BE CUSTOMISED. PLEASE ASK FOR MORE DETAILS

THE GREENWICH 70*

21.3m long x 3.73m wide - 2 bedrooms



INDICATIVE LAYOUT PLAN

THE BOAT IN DETAIL

THE MASTER BEDROOM

- King-size bed with ample storage
- Fully upholstered feature wall above the bed
- Wall mounted backlit LED TV
- Generous picture window
- Contemporary dresser unit
- 2 deep, full-height mirrored wardrobes with interior lighting option
- Full-height, lit shelving
- 2 reading lights & USB sockets

THE GUEST BEDROOM

- Queen-size bed with storage
- Fully upholstered feature wall with discreet ambient lighting
- 2 large, full-height wardrobes
- Full-height, lit shelving
- Large oak mirror with lighting

THE BATHROOM

- Full-size bath with centrally mounted black mixer taps
- Quartz slab vanity units
- 1200 x 800mm shower tray set in black framed shower enclosure
- Underfloor heating with laminate flooring or Italian designer tile option
- Sleek black storage and shelving
- Large illuminated mirror

THE LIVING AREA

- Generous central skylight allows light to pour in luxurious carpet with deep underlay or hardwood flooring option
- Attractive diesel solid fuel cast iron or electric letter-box style stove
- Backlit 42" wall-mounted TV
- Wraparound storage units with under-lit shelving

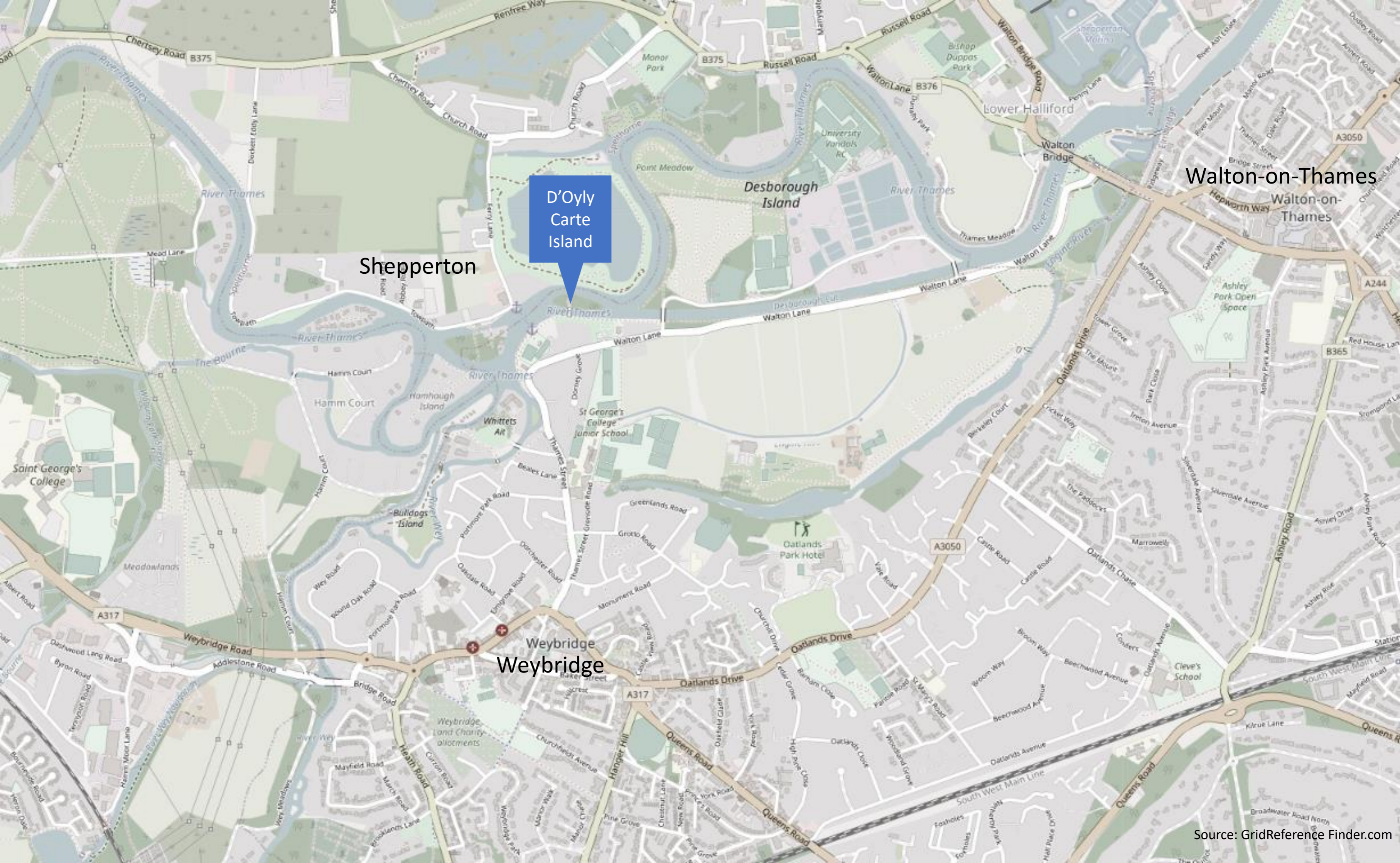
THE KITCHEN

- High-spec L-shape fitted kitchen with impressive central island
- Generous storage with soft-close doors and copper handles
- Quartz worktops and splashback
- Underslung sink with black designer tap
- Integrated appliances: fridge, freezer, dishwasher, washing machine, twin oven, 4-burner gas hob, microwave and wine fridge
- Dining table for 4, set-down from the island with quartz 'waterfall' feature
- Greyed oak laminate flooring or slate-effect Italian designer tile floor option
- Designer lantern pendant light option
- Full height larder unit option

THE STERN

- Safe enclosed space with square or round stern
- Discreet, practical storage
- Wraparound seating with removable cushions
- Fully collapsible rain or sun cover
- Optional extras:
 - Removable dining table
 - Durable, teak-effect, yacht-style decking

* THIS IS A TYPICAL SPEC. THE SIZE OF BOAT AND NUMBER OF BEDROOMS CAN VARY, AND FIXTURES AND FITTINGS CAN BE CUSTOMISED. PLEASE ASK FOR MORE DETAILS



D'Oyly
Carte
Island

Shepperton

Walton-on-Thames

Walton-on-Thames

Weybridge
Weybridge

TRANSPORTATION LINKS

D'Oyly Carte Island benefits from excellent road, rail and air connections.

Airports

Heathrow – 18 mins (7.6 miles)

Gatwick – 39 mins (33.2 miles)

Motorways

M25 – 8 mins (3.4 miles)

M3 – 12 mins (5.6 miles)

M4 – 19 mins (12.7 miles)

Trains

D'Oyly Carte Island to Walton Station – 7 mins by car (2.2 miles)

Walton – Waterloo – 5 x Trains an hour (Fast 26 mins, others 36 mins, no changes)

Walton – Clapham Junction – 5 x Trains an hour (Fast 17 mins, others 25 mins, no changes)

Walton – Vauxhall – 3 x trains an hour (All 30 mins, no changes)

Shopping

Weybridge High Street is an easy 15 minutes' walk or there are various car parks in the town centre. There's a Waitrose supermarket, various high street names and a good selection of independent café's, delicatessens and a butcher.

Walton-on-Thames, which lies just over 1.5miles away, has a slightly bigger selection of DIY stores, a large Sainsbury's supermarket as well as various high street chains.



SMOOTH JOURNEY

AFTERCARE

Buying a luxury house boat is an exciting experience, but we recognise that most of our customers have probably never owned or lived on a boat, so we want to make sure you're really happy right from the start.

We'll spend as much time as you need on handover day showing you how everything works, from the electrics and heating, right down to how to use the shower. We'll even take you out for your maiden voyage, to run you through the handling of the boat, as well as all the essentials like how to moor up.

From there, if you ever have any questions at all, our friendly team is never more than an email or phone call away. We even have a dedicated engineering team on call for any maintenance or repairs – after all, even the best-built boats will need a service or new part every now and again.

MOORING TERMS

When you purchase one of our boats, you enter into a 12 month rolling mooring agreement with the operator of the site, Hills Management Services Limited. Moorings can be transferred to subsequent purchasers of your vessel. Please ask us for more details.

LOCAL AUTHORITY

The mooring is located within Elmbridge Borough Council.

VIEWINGS

All viewings at D'Oyly Carte are strictly by private appointment only with Waterspace Living or its partners Hills Management Services Limited.



About us

THE ADVENTURE STARTS HERE

We hope we've given you a glimpse of what life could be like with a luxury home on the water, in a setting that's perfect for you. We'd love to talk to you about your plans for the future, take you on a tour of one of our show boats and discuss how we can help you create a new way of living. We look forward to welcoming you aboard.

We believe wholeheartedly that Waterspace Living can change your quality of life for the better. And it's with this goal in mind that we set out to find you your perfect home on the water.

There are two ways we do this: firstly, we specialise in designing luxurious residential boats. Next, we make them available to you in the best possible locations. As with all home purchases, it's this winning combination of property and location that makes a dream home.

You'll also benefit from our extensive knowledge about life on the water as we guide you through the practical side of purchasing a boat, learning the ropes and settling in.

We're here to help you see life differently from your extraordinary new home on the water.

ABOUT WATERSPACE LIVING

Waterspace Living is brought to you by Waterspace Developments Limited. The company was launched in 2019 by founding partners Mark Blackwell and Chris Hill, who have over 40 years' combined experience in the marine and property sectors. Working together with award-winning interior designers, Bayswater Interiors, the company has an enviable reputation for providing luxurious, beautifully crafted boats in the most sought-after locations.

PARTNER WITH US

Do you have a space by the water? We regularly partner with landowners, property developers and local authorities to realise the full potential of their waterside land. We have years of experience in regeneration and development of the waterways and have created many profitable and successful sites through joint ventures and purchases. We know how to navigate the process of planning and development, as well as how to help you stock and market your site. Whatever the size or location of your space, we'd love to hear from you at:

enquiries@waterspaceliving.co.uk

CONTACT US

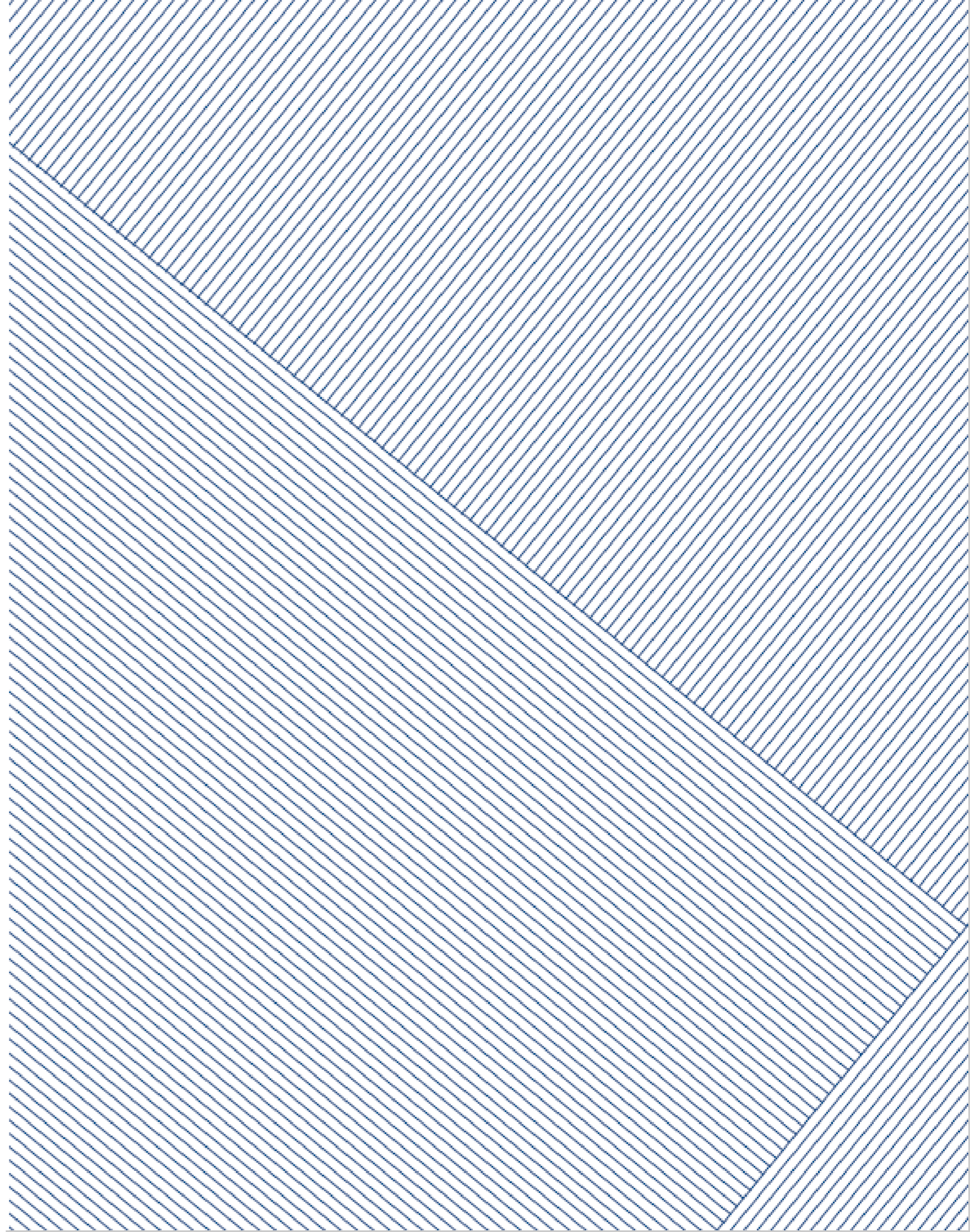
Please contact us for a private viewing of our D'Oyly Carte Island show boat.

020 8051 4520

enquiries@waterspaceliving.co.uk
waterspaceliving.co.uk

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