



Englewick, Englefield Green, Surrey

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& PARKER**

BNP PARIBAS GROUP

Englewick Englefield Green, Surrey TW20 0NX

An elegant Grade II listed family residence overlooking the village green, within Englefield Green Conservation Area

M25 (J13) 3 miles, M3 (J3) 8.1 miles, Egham station (London Waterloo 50 minutes) 1.5 miles, Windsor 4 miles, Ascot 6.5 miles, Heathrow (Terminal 5) 5.7 miles, Central London 24 miles

Reception vestibule | Reception hall | Drawing room | Dining room | Lean-to conservatory
Kitchen/breakfast/family room | Utility room with WC | Cellar | 5 Bedrooms (2 en suite)
Family bathroom | Garage | Garden | Shed
EPC rating E

The property

Englewick is a handsome period house dating back to circa 1700 and providing an ideal opportunity for those seeking a property of immense character and charm. The beautifully presented accommodation successfully combines modern and period features and is equally suited to family living and formal entertaining. Interestingly, the name Englewick means a dwelling place (wick) at a corner (engle). The front corner bedroom was an air raid warning post in World War II, and the neighbouring Coach House was the former carriage house to Englewick, evident in the arcaded entrances and hinge bolts at the front.

The house is entered via a reception vestibule that in turn, opens into the reception hall which leads naturally into the front-facing, dual-aspect formal dining room, with its marble fireplace, picture rails, wide sash windows, and built-in cabinetry and shelving. Double doors provide additional access to the reception hall. The airy open-plan kitchen/breakfast/family room is fitted with a wide range of attractive powder-blue cabinetry, granite worksurfaces and

breakfast bar, a deep blue AGA, and integrated appliances. There is ample relaxation space alongside the handsome linenfold fire surround with its log-burning stove. The rear-facing drawing room features a grand bay window, an Adam-style open fireplace, mellow parquet flooring and bright views of the garden. The ground floor further comprises a lean-to conservatory which basks in the south-westerly aspect, and a utility room with separate WC. There is also a cellar, ideal for storing wine.

On the first floor there is a generous principal bedroom with a bay window and elevated views, a multitude of fitted wardrobe cupboards, and a contemporary en suite bathroom. There are four further bedrooms, three of which enjoy an outlook over the village green and benefit from fitted storage solutions, one of which also has a charming period fireplace, and en suite shower room. A modern family bathroom completes the accommodation on this floor.

Outside

To the front, the property has a pleasing outlook over the village green which is owned by the Crown Estate and used by Englefield Green Cricket Club. Steeped in history, the green once was host to horse racing in the 18th century, and Englewick had the right to graze 50 sheep for many years. To the side of the neighbouring property, there is a driveway providing access to a garage. The sizeable rear garden enjoys a southerly aspect and includes a level area of lawn, with a timber-framed gazebo, a vegetable garden, and various mature shrubs and trees.

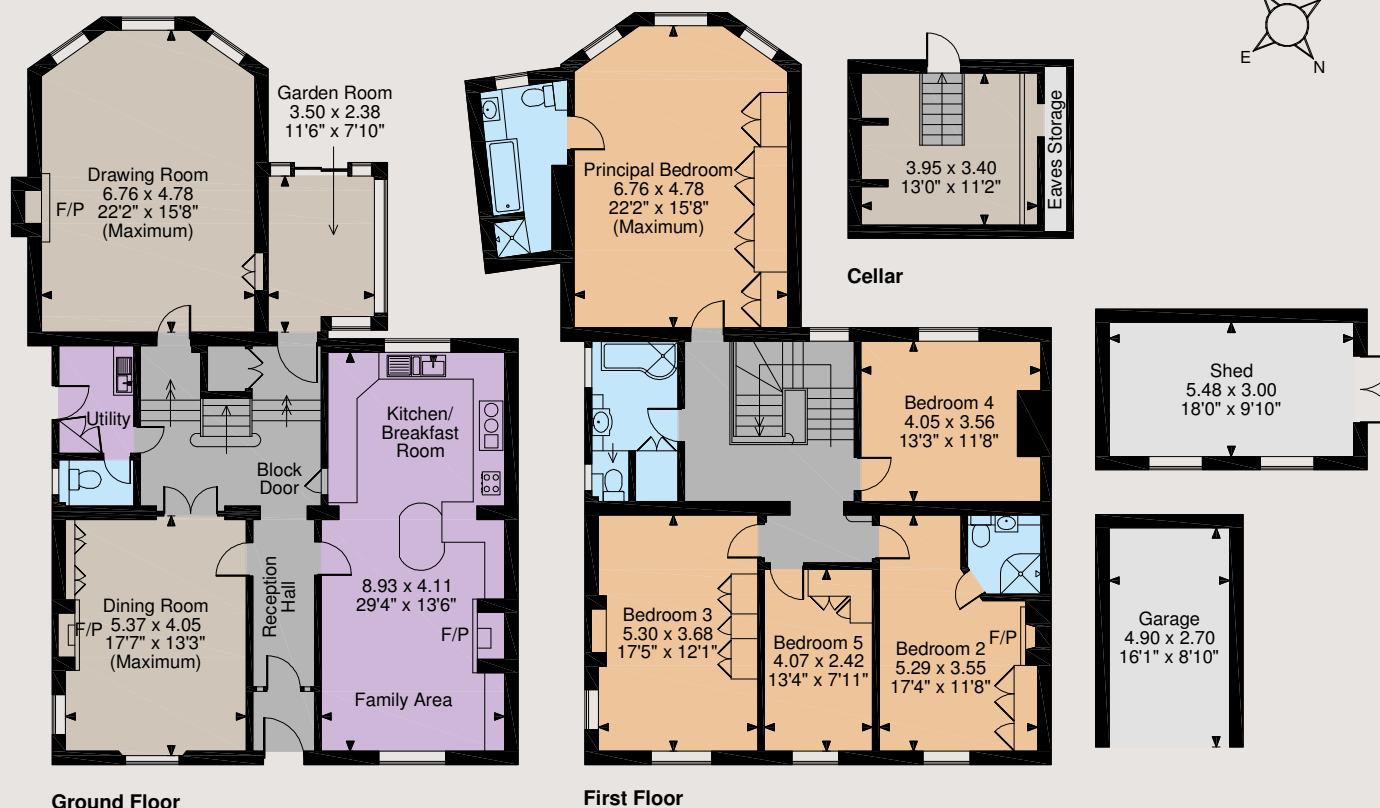
Location

Englewick resides in a highly desirable location within the village of Englefield Green, with its village green, variety of shops catering for day-to-day needs, restaurants and public houses, including the popular Barley Mow which is conveniently situated just a stone's throw from the property. For commuters, the M3, M4 and M25 motorways are within easy reach and rail connections to London (Waterloo) are available at Egham, Staines, Virginia Water, and Windsor.





Floorplans
House internal area 2,945 sq ft (274 sq m)
Garage internal area 142 sq ft (13 sq m)
Shed internal area 177 sq ft (16 sq m)
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.
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Prestigious golf clubs in the surrounding areas include Swinley Forest, The Berkshire, Wentworth and Sunningdale, and Windsor Great Park offers opportunities for horse riding, cycling and walking. An excellent range of schools include nearby St. John's Beaumont and Bishopsgate, Upton House in Windsor, Papplewick, Heathfield, St. George's and St. Mary's in Ascot, Lambrook in Winkfield Row, Royal Holloway University and Eton College.

Directions

With Strutt and Parker's Windsor office on your left, continue along Sheet Street/B3022 and at the 'peanut' roundabout, bear left onto the Albert Road/A308. At the roundabout, take the 2nd exit onto Straight Road and follow the road for about 1.2 miles, and take the 2nd exit off the mini roundabout into Priest Hill/A328. After almost 1.2 miles, turn immediately right after the village green into Barlow Mow Road.

General

Local Authority: Runnymede Borough Council
Services: Mains electricity, gas, water & drainage
Council Tax: Band G **Tenure:** Freehold
Guide Price: £1,650,000
Covenants and/or restrictions: There are restrictions/covenants listed on the Land Registry Title deed, details will be made available by the vendors solicitors on request.

Windsor

16 Park Street, Windsor, Berkshire SL4 1LU

01753 257217

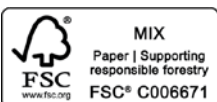
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