

The Gate House  
Englefield Green, Surrey



Strutt  
& Parker

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## A Grade II listed Georgian residence set in beautifully landscaped grounds adjoining Windsor Great Park

Showcasing distinctive Georgian architecture, The Gate House is believed to date from early C19, with later additions, and features Flemish bond brickwork, lofty sash windows and a grand central portal with round-arched head and radial fanlight. elegant interior accommodation is arranged over three floors and has been enhanced to offer the perfect blend of retained period characteristics alongside styling ideally-suited to present-day lifestyles. The welcoming reception hall extends to one side into the library, which features a fireplace and custom-built bookshelves, and the formal dining room, also with a fireplace, to the other side. The adjoining drawing room provides a refined setting with a centrepiece 19th century stone fireplace and French doors providing direct access to the terrace and gardens. With limestone flagstone flooring and bespoke cabinetry, including an island unit and display shelving, the comprehensively fitted Plain English Design kitchen/breakfast room is centred around a 5-door Aga stove. Ancillary space is provided by a well-appointed utility room with heritage, trough sink and, along with a cloakroom, larder and boot room, completes the accommodation on the ground floor.

A central staircase rises to the first floor landing, giving access into a principal suite which comprises a fitted dressing room and a stylishly designed en suite Aston Matthews bathroom featuring a stand-alone 'ball and claw foot' bath. There are four further bedrooms, a versatile sixth room currently in use as an office, as well as a shower room and family bathroom which are arranged over the two upper levels.

The Gate House occupies a prestigious position immediately adjoining, and with direct access to the magnificent Windsor Great Park which offers opportunities for leisure pursuits including walking, cycling and horse riding (subject to obtaining the necessary riding permit).



### Location

The property is equidistant to local amenities at Englefield Green and Old Windsor and Savill Garden, Virginia Water Lake and the historic Runnymede are also in close proximity.

Communication links are excellent with the M25 and M4 motorways being within easy reach and regular train services for commuters from Egham and Windsor. Private jet services are available at Farnborough Airport and Fairoaks Airport in Chobham.

Nearby, historic Windsor is one of the UK's most notable locations with Windsor Castle being an official royal residence, and the town offering an extensive range of shopping, together with numerous cafés, bars and restaurants. The region also offers fine dining at Coworth Park in Ascot, Pennyhill Park in Bagshot, The Wentworth Club in Virginia Water, in addition to Heston Blumenthal's restaurants and The Roux's Waterside Inn at Bray.

There are many outstanding schools and colleges in the area including the local St. John's Beaumont and Bishopsgate, Upton House in Windsor, Papplewick, Heathfield School, St. George's and St. Mary's in Ascot, Royal Holloway University of London, Eton College and Wellington College. For international schooling, TASIS (The American School) and ACS (American Community School) are both situated in Egham.

### General

Local Authority: Runnymede Borough Council - 01932 838383  
Services: Mains electricity, gas and water. Private drainage.  
Council Tax: Band H  
EPC Rating: D  
Crown Lease: A portion of the gardens are on a Crown Lease - £4,050 p.a. (guidance only - subject to change)  
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**3,672 sq ft (341 sq m)**  
**3 reception rooms**  
**6 bedrooms | 3 bathrooms**  
**Wine cellar**  
**Garage | Gardens**  
**Freehold | Village**

**Guide price £3,500,000**





The position & size of doors, windows, appliances and other features are approximate only.  
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## Windsor

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