



Apartment 6 Clarence Lodge, Middle Hill, Englefield Green, Surrey

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A spacious first floor conversion apartment in a fine Grade II listed building

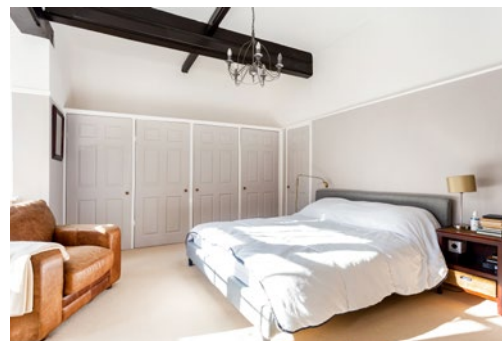
M25 (Jct 13) 2.4 miles, M4 (Jct 5) 6 miles, Egham station 1.3 miles (London Waterloo 42 minutes), Staines 3 miles, Windsor 4.8 miles, Ascot High Street 6.4 miles, Heathrow Airport (T5) 5.4 miles, Central London 23.5 miles

Ground floor reception hall | Drawing room
Dining room | Kitchen | 2 Bedrooms (1 en suite)
Family bathroom | Garage | Allocated parking space | Communal gardens | EPC rating D

The property

Situated on the first floor of the elegant Grade II listed Clarence Lodge, the apartment has the advantage of its own entrance hall on the ground floor. The accommodation is arranged over the first floor, combining period features with modern-day luxuries to create exceptional living space, enhanced by excellent ceiling heights.

All rooms emanate from the first floor hallway, including a generously proportioned drawing room and adjacent dining room, both with feature fireplaces, and also the kitchen which is fitted with a good range of units and integral appliances. There are two bedrooms, including the principal bedroom with a wall of built-in wardrobe cupboards and an en suite shower room. A bathroom completes the accommodation.



Outside

Clarence Lodge enjoys a private setting at the end of a long rhododendron lined driveway that provides access to a communal parking area and the apartment's garage, set within a garage block. The gardens are principally laid to lawn with flower/shrub borders.

Location

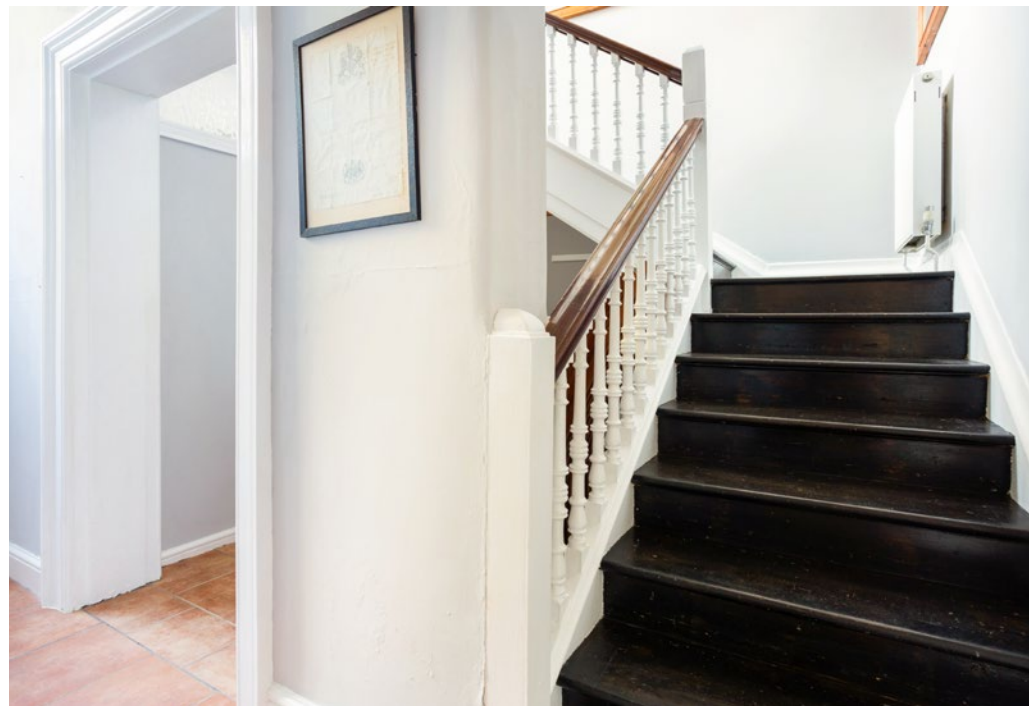
Clarence Lodge is situated in the highly-regarded village of Englefield Green with its village green and cricket ground. The nearby village centre offers a good range of shops catering for day-to-day needs, along with restaurants and public houses, including The Barley Mow which is conveniently located on the edge of the green. More extensive amenities are available in the nearby towns of Egham, Windsor and Staines.

The property is well placed for access to the motorway network with Junction 13 of the M25 within two and half mile. Rail services are

available at nearby Egham, Staines, Virginia Water and Windsor stations. Heathrow Airport (T5) is readily accessible and caters for both domestic and international flights.

Windsor Great Park is nearby and offers horse riding, cycling and walking opportunities. The area provides numerous sporting activities including golf at the prestigious Wentworth Club, Sunningdale, Swinley Forest and The Berkshire, and horse racing at Ascot and Windsor. Attractions for all the family include Legoland, Windsor Castle, Virginia Water Lake, Savill Garden and the nearby historic Runnymede.

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, St. George's and St. Mary's in Ascot, Lambrook in Winkfield, the Royal Holloway University and Eton College.





Directions

From the M25 (J13), proceed on the A30 towards Egham. At the roundabout, continue straight on and at the traffic light junction at the top of the hill, turn right into St Jude's Road. Continue through the village and upon reaching the village green on the left, take the right hand turn at the mini roundabout into Middle Hill. Clarence Lodge will be found on the left.

General

Local Authority: Runnymede Borough Council
Service Charge: £4,800 p.a.
Tenure: Leasehold - 999 years from 25/03/1955
Services: All mains services, including gas
Mobile Phone Coverage/Broadband: Information can be found here - <https://checker.ofcom.org.uk/en-gb/mobile-coverage>
Council Tax: Band G **Guide Price:** £900,000

Windsor

16 Park Street, Windsor, Berkshire SL4 1LU

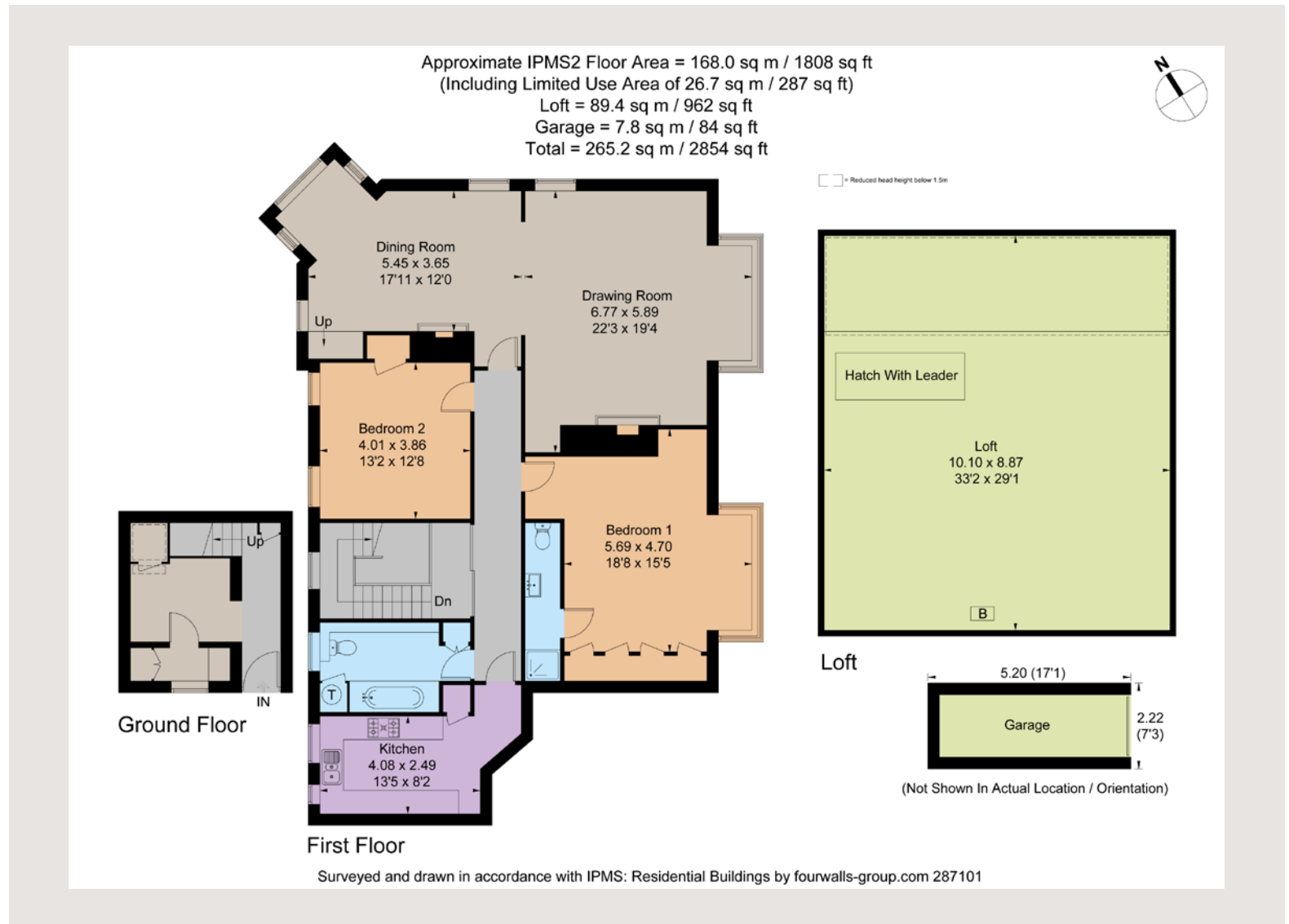
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