



21 Kingswood Close
Englefield Green, Surrey

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**STRUTT
& PARKER**

BNP PARIBAS GROUP 

21 Kingswood Close Englefield Green, Surrey TW20 0NQ

An impressive detached family home, constructed in 2018 by the current owners, in a highly desirable location

M25 (Jct 13) 2.3 miles, M4 (Jct 6) 6.4 miles, Egham station 1.2 miles (London Waterloo 42 minutes), Windsor 4.8 miles, Heathrow Airport (T5) 5.6 miles, Central London 23 miles

Reception hall | Dining room | Office | Kitchen/dining/sitting room | Utility room | Cloakrooms | Plant room | Principal bedroom suite | 4 Further bedrooms (3 en suite) | Family bathroom | Gardens | Detached office | Off-road parking | EPC rating B

The property

Situated within one of the village's most desirable locations, a superb detached family home, that was newly constructed in 2018 by the current owners, and is presented to an extremely high standard. The property provides in excess of 4,300sq. ft of accommodation, entered via an impressive reception hall with a staircase and a seating area. From here is access to a large dining room, study and snug/gym with a mirror tiled wall. There is an inner hall to the cloakroom with fitted storage cupboards.

The stunning and thoughtfully designed open-plan kitchen/breakfast/family room has an island breakfast bar, integral appliances, and a comprehensive range of storage cupboards that offer a clever divide from the sink and work surfaces; sliding patio doors provide direct access to the outside entertainment area, terrace, and garden. There is a separate utility room with raised dog shower. The property also benefits from under-floor heating throughout, powered by heat pumps.

Upstairs, the accommodation is arranged around a galleried landing and includes the impressive principal bedroom with Juliette balcony and an en-suite bathroom with a door to the dressing room which could be utilised as a sixth bedroom if required. There are two further bedrooms, both with en-suite shower rooms on this level, one with a Juliette balcony, plus a separate family bathroom. The third floor is host to two further bedrooms, one with an en-suite shower room.

Outside

To the front of the property there is ample off-street parking for several cars. To the rear, the garden is a fine feature of this home, incorporating a large patio with built-in BBQ and kitchen area, ideal for al-fresco entertaining. There is also a detached office with a sun terrace, and separate storage shed. The garden backs onto the local tennis club, to which a pedestrian gate allows direct access from the garden. Prospective purchasers are advised to contact the tennis club to ascertain whether this facility will transfer to the new owners.

Location

The property is situated 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. 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.

There are several prestigious golf clubs in the surrounding areas including Swinley Forest, The Berkshire, Wentworth and Sunningdale, and the scenic Windsor Great Park offers opportunities for horse riding, cycling and walking. The area is also known for its excellent range of schools including St. John's Beaumont and Bishopsgate in Englefield Green, 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.





Approximate Gross Internal Area 4304 sq ft – 400 sq m
 Ground Floor Area 1892 sq ft – 176 sq m
 First Floor Area 1454 sq ft – 135 sq m
 Second Floor Area 958 sq ft – 89 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

Directions

With Strutt and Parker's Windsor office on your left, continue along Sheet Street/B3022, bearing sharply around to the left into Kings Road, and continue to the roundabout, bearing left onto the Albert Road/A308. At the next roundabout, take the 2nd exit onto Straight Road and follow the road through Old Windsor. After about 1.2 miles, take the 2nd exit off the mini roundabout onto Priest Hill/A328 and continue for about 3 miles to Englefield Green. At the roundabout take the first exit onto Middle Hill then turn left onto Tite Hill and left again into Kingswood Rise. Kingswood Close will be on the left hand side.

General

Local Authority: Runnymede Borough Council – Tel. 01932 838383

Services: Mains electricity, water and drainage. Solar panels connected to a battery to store energy in the utility room.

Under-floor heating throughout, powered by air source heat pumps that are cleverly hidden behind the outside bbq area

Council Tax: Band H

Tenure: Freehold

Price: Offers in excess of £1,900,000

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