



St. Nicholas, Middle Hill, Englefield Green, Surrey

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP

St. Nicholas Middle Hill, Englefield Green, Surrey TW20 0JT

Light, bright and stylish, a well-presented, detached family home with a delightful, secluded garden

M25 (Jct 13) 2.8 miles, M4 (Jct 6) 6 miles,
Egham railway station 1.3 miles (London
Waterloo 50 minutes), Windsor 4.3 miles, Ascot
6.7 miles, London Heathrow Airport 5.6 miles
Central London 24 miles

Reception hall | Sitting room | Dining room
Kitchen/family room | Utility | Cloakroom
Principal bedroom with en suite shower room
5 Further bedrooms, one en suite | Family
bathroom | Garage | Garden | EPC rating D

The property

With an attractive façade featuring decorative timber and white painted infills, St Nicholas offers enhanced accommodation, with light-filled rooms and on-trend interior design perfectly suited to meet the requirements of modern lifestyles. The warm tones of parquet flooring in the hallway extend into the adjoining formal dining room whilst the sitting room offers a relaxed space centred around a feature fireplace, with French doors opening to the garden. Filled with natural light courtesy of glazed doors and a vast skylight window, the kitchen/family room provides the convivial heart of the home with effortless zoning for informal dining and casual seating, and a seamless transition to the outside. Fitted with sleek cabinetry featuring curved units which soften corners, the kitchen has stone work surfaces and an island unit, with ancillary space provided by the adjoining utility room.

On the first floor, the rooms comprise five bedrooms, two benefitting from modern en suite facilities, and a luxurious family bathroom with sauna. Tucked away at the top of the house, the second floor offers a smart, flexible-use space with options to provide a sixth bedroom, a cinema/leisure room or a hang-out zone for teenagers.

Outside

A length of fencing, backed by attractive mature shrubs, fronts the roadway with access onto a gravelled driveway providing parking for several vehicles and leading to the integral garage. The rear garden at St Nicholas offers a green sanctuary with lush, mature planting and specimen trees to the boundaries giving a pleasing sense of seclusion. Paved terracing spans the back of the house with direct access out from reception areas extending the inside to the outside environment and offering opportunities for al fresco dining and relaxation. A run of stepped pavers offers a journey across the lawn to a second patio setting at the far corner of the garden for an alternative spot to enjoy this delightful outdoor space.

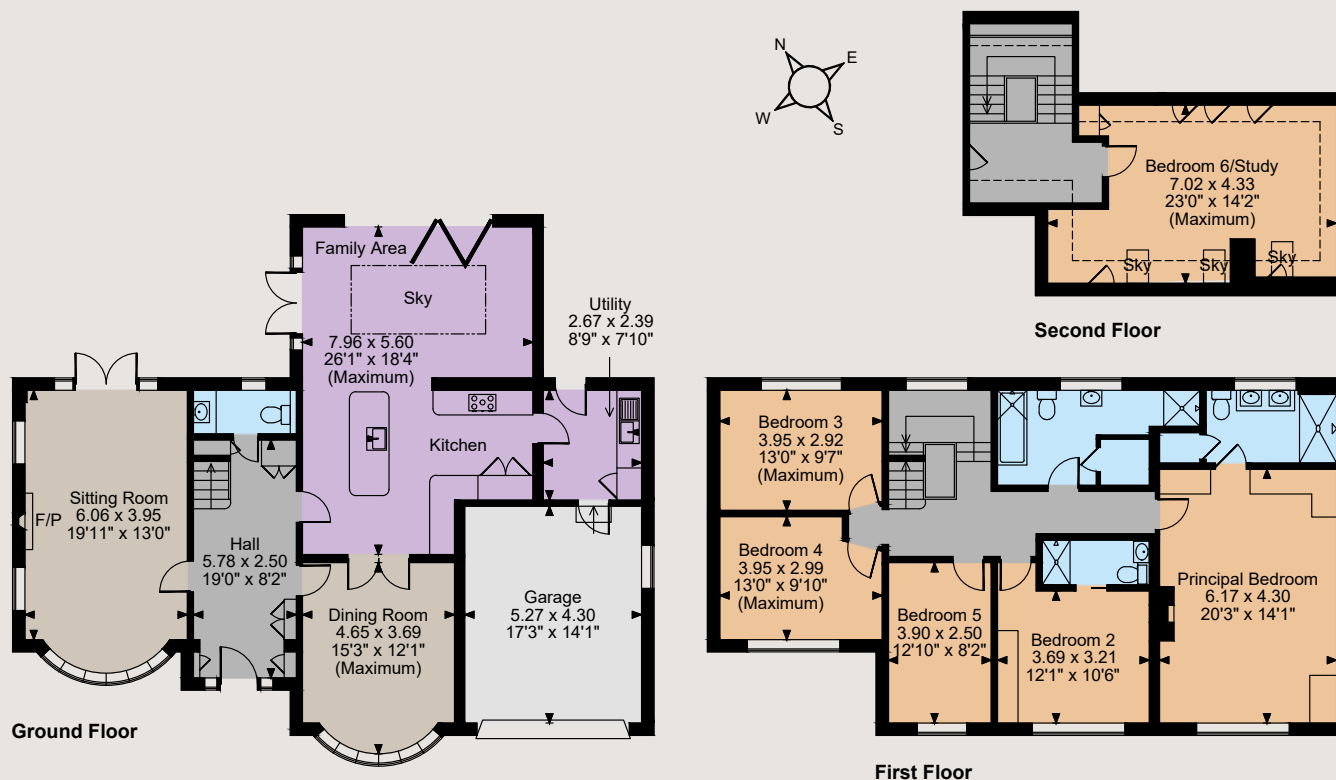


Location

Englefield Green is a picturesque village in close proximity to Windsor Great Park where walking, cycling and horse riding can be enjoyed. Everyday amenities are available in the village, as well as at nearby Egham and Old Windsor, whilst more extensive facilities may be found in Windsor and Staines. A mainline service into London Waterloo is available at Egham and Virginia Water, whilst road-users can access the M25, the M3, or the M4 for onward journeys. Sporting facilities are well-catered for, including racing at Windsor, Ascot and Newbury, polo at Smith's Lawn and The Royal Berkshire, golf at Wentworth, Sunningdale, and Swinley Forest, and boating on the River Thames. Well-regarded schooling in the vicinity includes Bishopsgate School and St. John's Beaumont, Royal Holloway University of London, Eton College, St. George's School, St Mary's School, Heathfield, St George's and Papplewick School.



Floorplans
Main House internal area 2,693 sq ft (250 sq m)
Garage internal area 244 sq ft (23 sq m)
Total internal area 2,937 sq ft (273 sq m)
For identification purposes only.



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

□ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8592100/NJD



Directions

From the M25 (J13), proceed on the A30 towards Egham. At the roundabout, continue straight on (Egham By-Pass, leading to Egham Hill) and at the traffic light junction at the top of the hill, turn right into St Jude's Road (A328). Continue through the village and when you reach the village green on the left, take the right hand turn at the mini roundabout into Middle Hill. St. Nicholas will be found a short distance along on the left hand side.

General

Local Authority: Runnymede Borough Council
Services: Mains electricity, gas, water & drainage
Council Tax: Band G
Tenure: Freehold
Guide Price: £1,575,000

Windsor

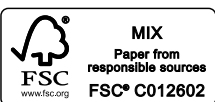
16 Park Street, Windsor, Berkshire SL4 1LU

01753 257217

windsor@struttandparker.com
struttandparker.com



Over 50 offices across England and Scotland, including Prime Central London



For the finer things in property.



IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken April 2024. Particulars prepared April 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited