



16 St David's Drive,

Englefield Green, Surrey, TW20 0BA.

BARTON · WYATT

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A delightful modern and fully refurbished property set within a prestigious gated development moments from Windsor Great Park.

- ◇ Luxury gated development with manned 24hr security
- ◇ Fully refurbished throughout to a high specification
- ◇ Bespoke modern kitchen with bar seating and high-end appliances
- ◇ Large reception room with bay window, high ceilings and air-conditioning
- ◇ Principal bedroom with dressing room, en-suite, balcony, and air-conditioning
- ◇ Four further good size bedrooms with option for a study
- ◇ Manicured lawned garden with large patio area
- ◇ Double Garage with electric door and additional driveway parking for several cars
- ◇ Large loft space which could be converted subject to necessary consents
- ◇ Within a short distance of Virginia Water Lake and Windsor Great Park

Situation

The pretty villages of Englefield Green and Virginia Water are only a few moments away with excellent shops for day-to-day needs, restaurants and mainline railway station at Virginia Water with a fast service of trains to Waterloo in 42 minutes. There is an excellent Waitrose in Sunningdale and Egham and for more extensive shopping facilities, the towns of Windsor, Guildford and Kingston are all close at hand.

Junction 13 of the M25 is just 3.5 miles away giving access to London, Heathrow, and the motorway network.

Other than the world-renowned Wentworth Club, country clubs abound in the area such as Foxhills, Queenwood, Sunningdale and the Royal Berkshire. Delightful walks can be enjoyed around Virginia Water Lake which leads up to the Polo at Smiths Lawn, adjacent to Savill Gardens and Windsor Great Park beyond for riding.

The area is also very well catered for by a wide choice of private prep schools, as well as two international schools, ACS in Egham and TASIS in Thorpe.

Fixtures and Fittings

Carpets, curtains, light fittings, and integrated appliances included in sale.

Services

The property has mains gas, electricity, water and mains drainage.

Service Charges

Approximately £3899.60 per annum.

Local Authority

Runnymede borough council (01932) 838383

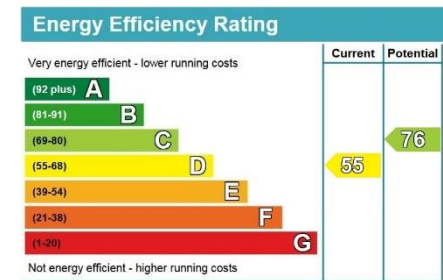
Energy Rating

D55.





Approximate Floor Area = 237.7 sq m / 2559 sq ft
 (Including Garage)
 Outbuilding = 1.7 sq m / 18 sq ft sq ft
 Total = 239.4 sq m / 2577 sq ft sq ft



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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