



Beaulieu  
11 Limes Road | Egham | Surrey | TW20 9QT

FINE & COUNTRY

BEAULIEU

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This exceptional four double bedroom detached house has been skilfully re-configured & extended and undergone an extensive refurbishment programme by the current owners just three years ago. It has been finished to a high standard and retains a lovely homely feel. Its well laid out accommodation has a warm ambiance throughout.

Egham is an outstanding location with a choice of superb amenities and this property is conveniently located to enjoy them all; the vibrant High Street with individual shops, boutiques, restaurants, wine bars and gastro pubs is just a few minutes' away, as is the mainline train station, and supermarkets such as Waitrose are close to hand. Windsor Great Park is very close and the owners utilise nearby Wentworth for a host of sport and leisure facilities. Also Runnymede Hotel, on the banks of the Thames, offers great dining and spa facilities and Runnymede itself, a National Trust site, recently celebrated the 800th year of the signing of the Magna Charter.

The house would ideally suit a family, who will appreciate the generously proportioned rooms and close proximity to both excellent state, private and International schooling. There is much LED lighting, double glazing and a gas central heating system which contribute to a decent EPC rating. The house is also set up with Sky Q wireless and there is also Sky multi room in most rooms.

The property has been in the possession of the family for many years and was originally a conventional bungalow utilised by two sisters as a base whilst they studied or commuted. A few years ago it came into the sole ownership of the present owners and became their family home. Children came along and by the time number two was born, they were bursting at the seams. They adored the area and location of the property and, identifying that the bungalow was on quite a large footprint, an inspirational design and building project was undertaken to transform the house into this brilliant, spacious home. In their design, the owners specified the large kitchen/ breakfast/family room to be at the rear of the house – which is perfect not only for day to day family life, with its under-floor heating, but also for entertaining their friends and family. Its oak bi-folding doors provide access onto the large patio and into the garden, which gives an added dimension to the room and also provides an excellent, safe place for the children to play. The four double bedrooms have also been a boon as the children have continued to grow and the other favourite room of the owners is the large master bedroom which is a joy! It is cleverly styled and decorated which enhances the serene ambience of the room. In addition it has a Juliet balcony with views over the garden as well as an en suite bathroom.





There is a useful utility room, downstairs cloakroom, living room and a playroom that complete the ground floor accommodation, whilst upstairs there are the four double bedrooms, with the large master having an en suite and 'Juliet balcony', and a family bathroom. Externally there is a gorgeous 65' x 45' secluded rear garden, with a block-paved front garden with parking for three cars.

The area benefits from excellent transport links to London and the south east, with easy access to the M25, M4 and M3. London Heathrow Airport (10 mins) and London Gatwick (35mins) are also within easy reach. Egham train station provides regular service to London Waterloo (approx. 40 mins).

Schools around the area include Manorcrafts, St Cuthberts, St Judes, Eton College, Wellington College, TASIS, The ACS International School, the Marist, St Georges and Bishopsgate School, as well as numerous other quality establishments. The area really is blessed with choice in this department.

The local area benefits from many international sporting venues including Guards Polo Club, Ascot Racecourse, Wentworth Golf Club and Eton Dorney. Wembley & Twickenham Stadiums are also within easy reach.







Accommodation comprises:

Entrance Hall: Front door with coir matting leading to the main part of the entrance hall which has tiled flooring, double radiator, recessed LED spotlights, leaded light window with shutter blinds, built in cloaks cupboard, further radiator with ornate cover, stairs leading to the first floor.

Downstairs Cloakroom: White suite comprising low-level w.c. wash-hand basin with a chrome stand and tiled splashback, tiled floor, extractor fan and recessed LED spotlights.

Playroom/Study: Leaded light window with shutter blinds and fitted window seat with storage below, radiator, ceiling light point.

Sitting Room: Wood floor, two leaded light windows to the side and leaded light bay window to the front with shutter blinds, coved ceiling, ceiling light point, radiator with ornate cover.

Kitchen/Breakfast Room/Family Room: The kitchen area, fitted by Optiplan, has an excellent range of units with deep Quartz work-tops & splashbacks and integrated appliances which include a refrigerator/freezer and dishwasher and recess for a large range cooker with a fitted extractor hood above. There are recessed LED spotlights, tiled flooring with under-heating, pull-out larder unit, Shaws Original Butler style sink unit set in the Quartz work-tops with integrated drainer, window overlooking the rear garden and plenty of power points.

The Breakfast/Family Room area has matching tiled floor with under-heating, thermostat, window and Oak bi-fold doors that overlook and lead onto the garden. There is an additional radiator with ornate cover, two ceiling light points and a cupboard housing meters.

Utility Room: Frosted window to the side, sink unit with tiled splashback, space for washing machine and condenser dryer, space for further appliance, quarry tiled flooring, cupboard housing the gas boiler and high-pressure hot water tank.









First Floor Landing: Access to the loft space.

Master Bedroom: This spacious room has double glazed French doors with Juliet balcony overlooking the rear garden, ceiling light point, range of fitted wardrobes, door to:





En Suite Bathroom:

There is a modern white suite comprising panelled bath with central filler and wall mounted shower with chrome and glass shower screen. There is a low level w.c. vanity unit with wide basin sink and cupboard below, frosted window, tiled walls and floor, recessed LED spotlights, chrome heated towel rail and extractor fan.

Bedroom Two: Wide window to the front, radiator, deep built in double wardrobe, ceiling light point.









Bedroom Three: Wide window to the front, radiator, ceiling light point.

Bedroom Four: Wide window overlooking the rear garden, radiator, ceiling light point.

Family Bathroom: Modern white suite comprising large bath on ball & claw feet, low level w.c. vanity unit with wide basin sink, separate shower enclosure with sliding glass doors and chrome shower, tiled floor and walls, vertical chrome heated towel rail, frosted window to the side, recessed LED ceiling spotlights.



Outside:

Front: There is a block-paved driveway for several cars and side access to:

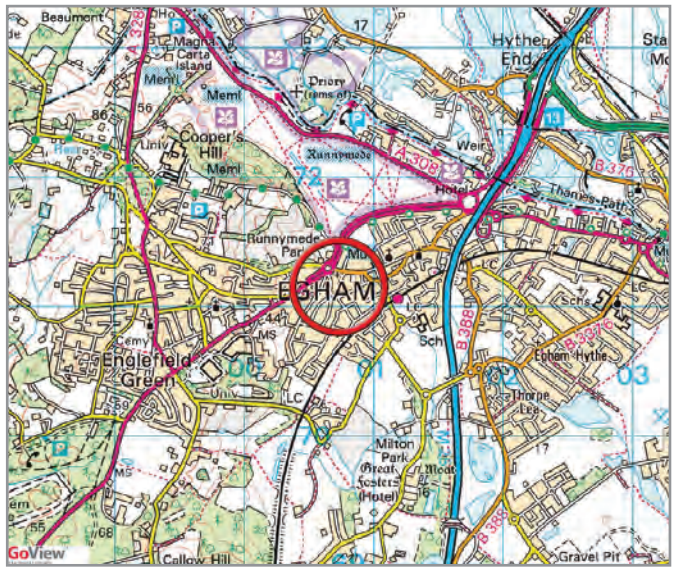
Rear Garden: Mainly laid to lawn with paved edging and various shrubbery beds and vegetable garden with seclusion and privacy provided by fencing and mature shrubs/trees. There is a block-paved b-b-q/patio towards the end of the garden – ideal for catching the late evening sun. Behind the house is a full width paved patio approximately 20' deep and approached from the kitchen/breakfast/family room, makes for a memorable, flowing entertaining area for social gatherings in all seasons.



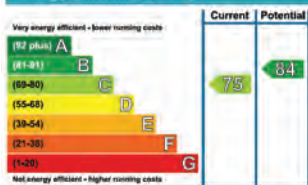




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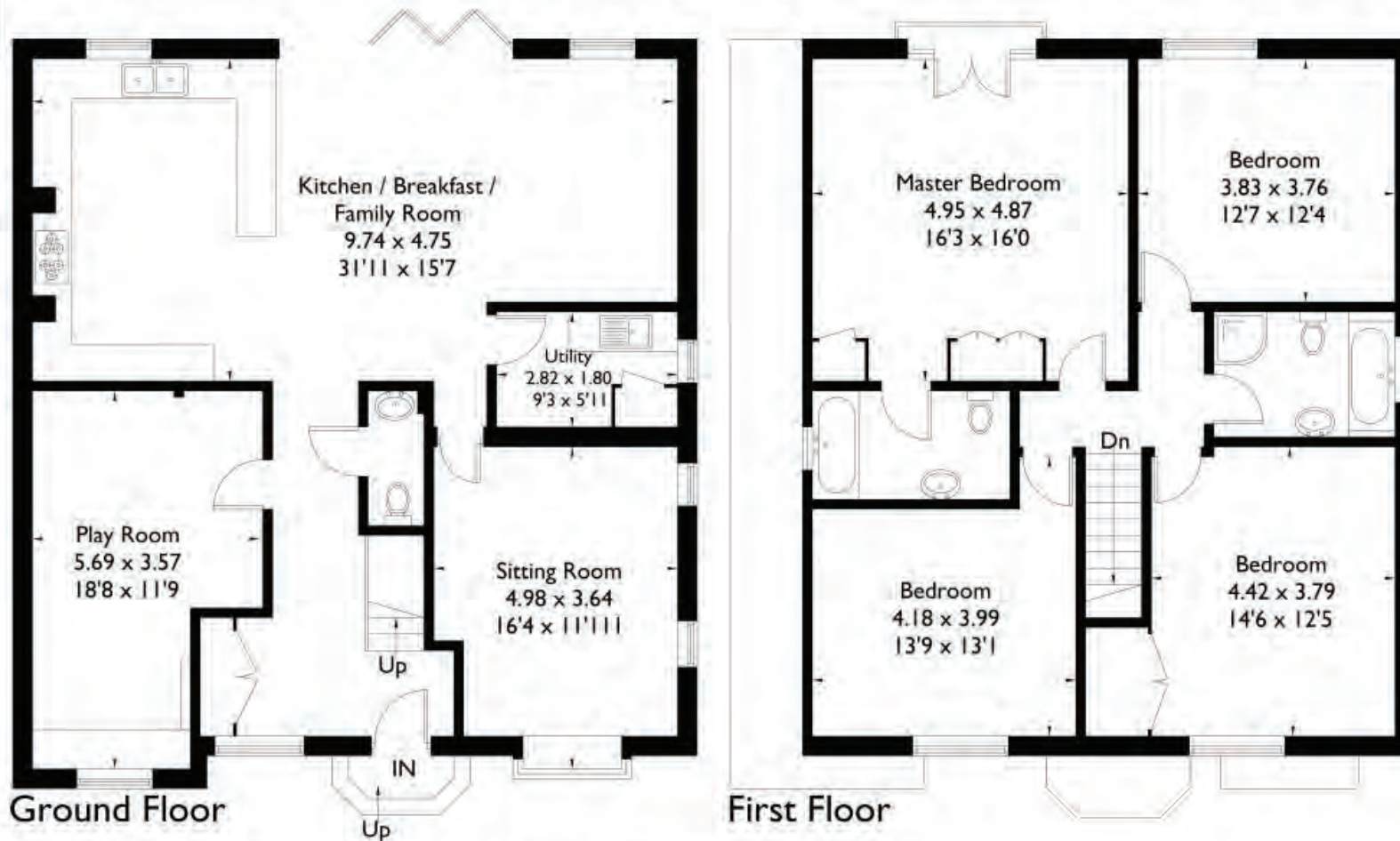
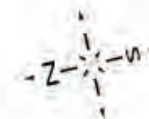


### Energy Efficiency Rating



## Beaulieu, 11 Limes Road, Egham, TW20 9QT

Approximate Gross Internal Area  
193.2 sq m / 2079 sq ft



FLOORPLANZ © 2016 0845 6344080 Ref: 173214

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. \* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent. Printed 26.09.2016



# FINE & COUNTRY

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