



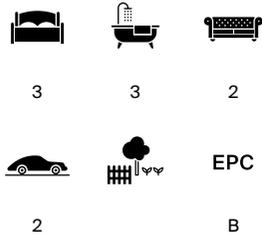
## THE BARONS

Englefield Green, Egham, Surrey



# A THREE BEDROOM HOUSE

Available at the prestigious  
Magna Carta Park Estate in Surrey.



Local Authority: Runnymede Borough Council

Council Tax band: G

Tenure: Freehold

Annual service charge: £5,000

**Guide price: £1,900,000**





## DESCRIPTION

A striking recreation of a traditional brick terrace with all the space and amenities of modern luxury living. This elegant three bedroom home features high quality Miele appliances throughout, wine fridge, underfloor heating, Marble Hill gas fireplace and air conditioning/heat pump for the upper two levels.

Upon entering the ground floor you are greeted by the stylish dining room, with Crittall glass double doors leading through to the open plan kitchen and private garden.

The first floor is home to the living room and private balcony with views overlooking the Great Lawn. The second bedroom with ensuite is also on the first floor.

On the second floor, you will find the principal bedroom and bedroom three both featuring en suite bathrooms.

Parking for two cars is located at the front of the house.





## LOCATION

A private estate within 57 acres of parkland, with sweeping views over Windsor Castle and beyond. Offering 24-hour security/concierge, restaurant @ bar, swimming pool & spa, 2 tennis courts, pitch & putt golf green and a woodland walk.

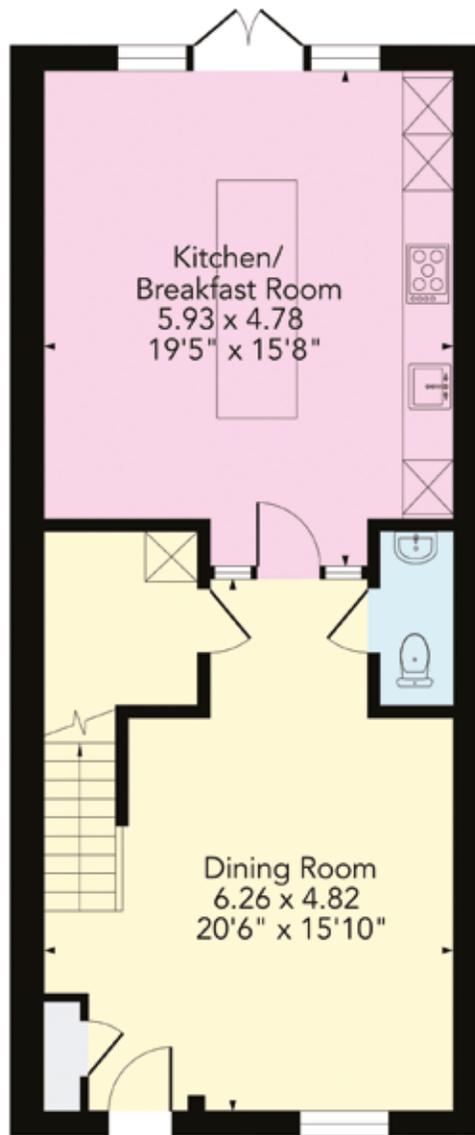
Just 30 minutes from London and close to Ascot, Englefield Green, Sunningdale and Windsor, it offers urban conveniences from the comfort of your own private rural escape.

The area benefits from fashionable shopping in Windsor to world-famous equestrian events at Guards Polo Club and Ascot, golf at Wentworth, or Michelin-starred dining on the banks of the Thames, Magna Carta Park sits at the heart of Surrey's social scene.

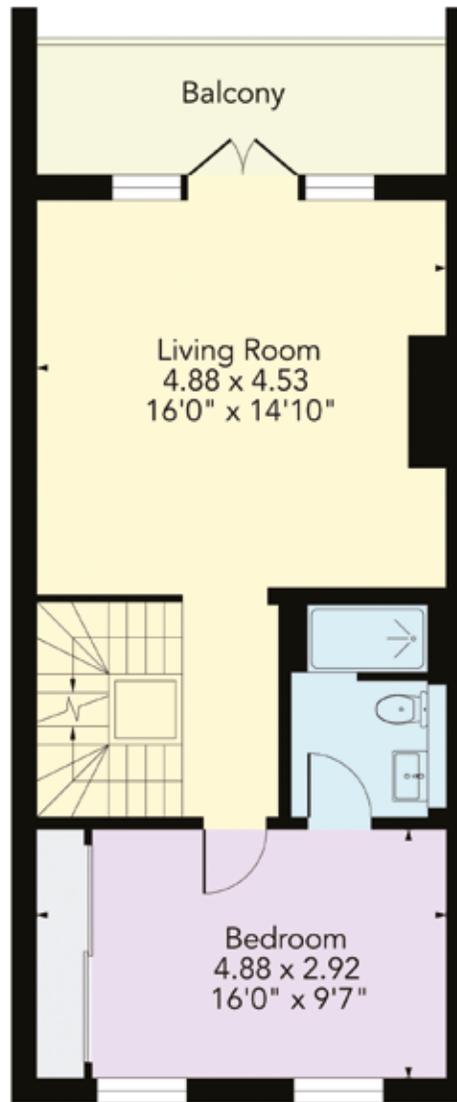
The development has excellent transport links, with trains from Egham reaching Waterloo in 41 minutes. For travel further afield, Heathrow Terminal 5 is just 12 minutes by car. Please note: all distances are approximate.



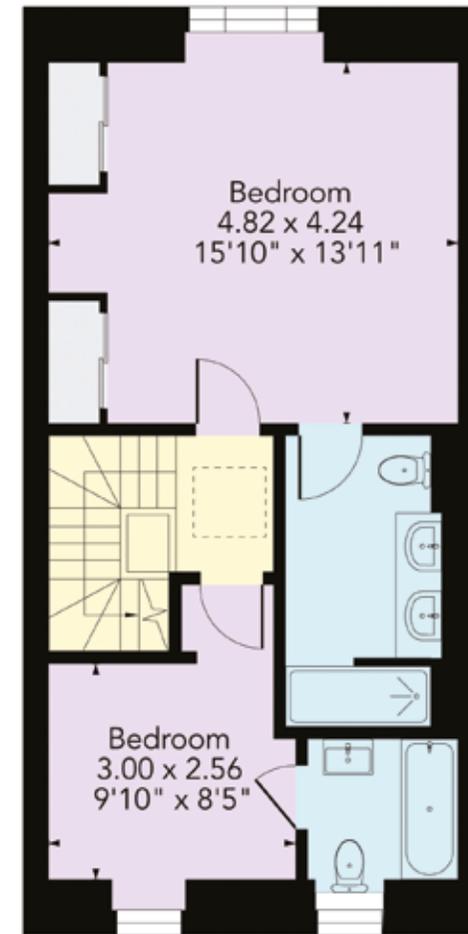




**Ground Floor**



**First Floor**



**Second Floor**

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

Approximate Gross Internal Area:  
156.00 sq m / 1681 sq ft

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

I would be delighted  
to tell you more.

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