



THE LODGE

Englefield Green | Surrey



HISTORIC LODGE HOUSE WITH THREE-FOUR BEDROOMS

secluded and private set in approximately three quarters of an acre of mature gardens, previously formed part of the parkland estate owned by the Surgeon to Queen Victoria.



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Local Authority: Runnymede Borough Council

Council Tax band: G

Tenure: Freehold

Guide Price : £1,375,000



NESTLED WITHIN IDYLIC AND MATURE GARDENS

This captivating former lodge house offers a rare blend of character and contemporary living in one of Surrey's most desirable settings, with gardens approaching three quarters of an acre. The property presents beautifully proportioned living spaces complemented by bespoke finishes throughout.

The heart of the home is a magnificent oak-framed garden room, flooded with natural light and opening directly onto a south-west facing terrace, ideal for entertaining or quiet relaxation. A sleek, modern kitchen with breakfast bar enjoys delightful views across the gardens, while the adjoining sitting and dining rooms provide further elegant spaces for everyday living.







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Accommodation comprises three spacious double bedrooms, alongside a fourth bedroom or study, ideal for those seeking flexible living or home working space. The property further benefits from three separate terraces, each offering their own aspect of the glorious grounds.

Externally, the gardens are a true highlight — carefully curated with mature borders to ensure complete privacy and a tranquil, parkland-style atmosphere. A substantial six-car garage and extensive driveway provide ample parking.







LOCATION

Situated between the villages of Englefield Green and Virginia Water. Virginia Water offers excellent local amenities including a range of shops, restaurants, and a mainline train to London Waterloo in approximately 40 minutes. The area is exceptionally well connected, with the M25 just 3.5 miles away, providing swift access to Central London, Heathrow Airport, and the national motorway network.

For leisure, residents are spoiled for choice with the nearby world-famous Wentworth Club, in addition to other prestigious country clubs such as Foxhills, Sunningdale, and the Royal Berkshire. Wonderful walks can be enjoyed at Windsor Great Park and Virginia Water, with polo at Smith's Lawn and the nearby Savill Garden. Education in the area is outstanding, with access to renowned preparatory and independent schools, including ACS Egham and TASIS England.



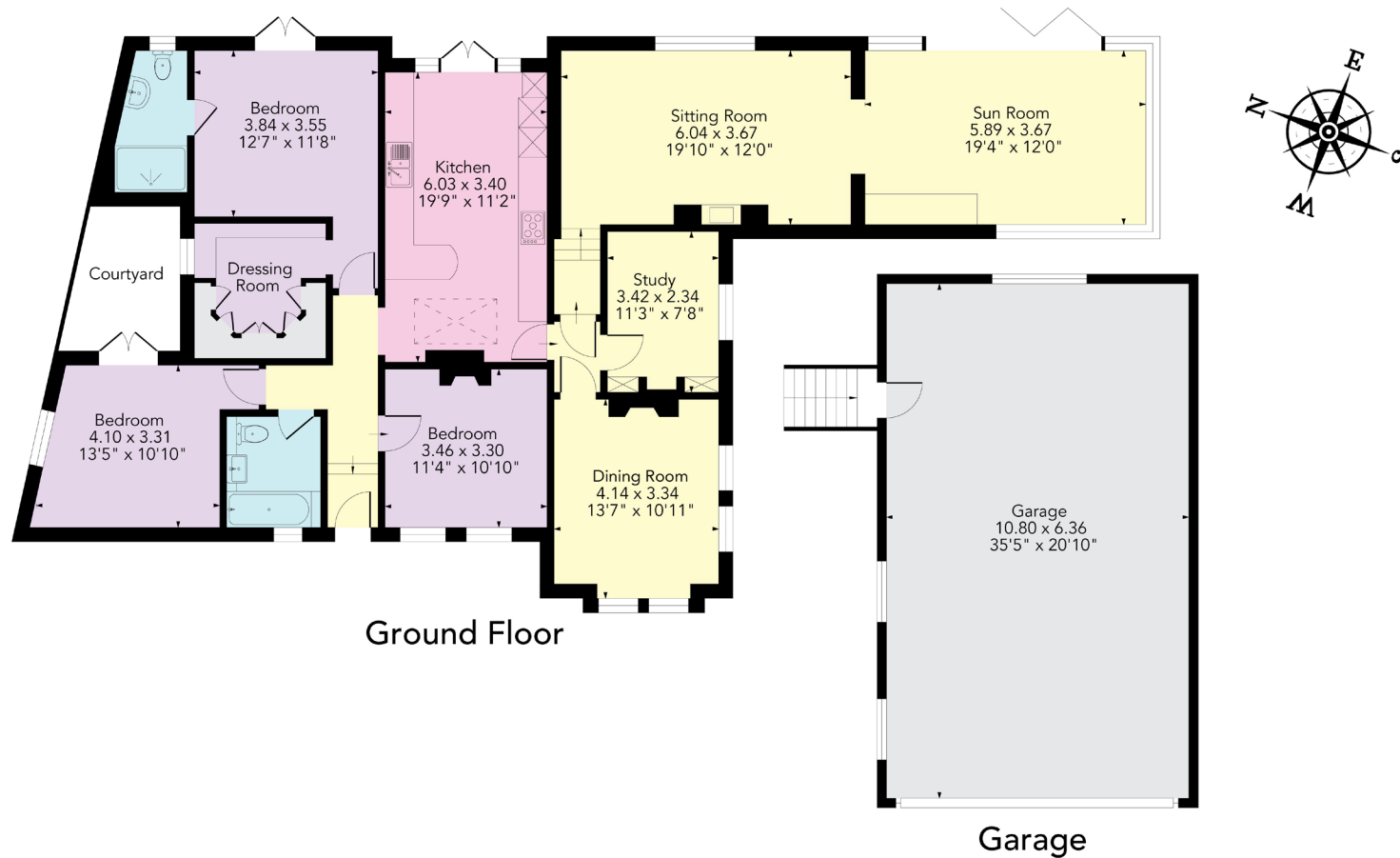


APPROXIMATE FLOOR AREA

House - 161.50 sq m - 1738 sq ft
Garage - 68.60 sq m - 738 sq ft
Total - 230.10 sq m - 2476 sq ft
(Gross Internal Area)

NOT TO SCALE

This plan is for illustration purposes only



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.

Sion Colenso

+44 1344 293150

Sion.Colenso@knightfrank.com

Knight Frank Ascot & Virginia Water

59 - 60 Thames Street, Windsor

SL54 ITX

knightfrank.co.uk

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