



NOUR  
ENGLEFIELD GREEN

BUCKINGHAMS





# Nour

Coopers Hill Lane • Englefield Green • Surrey • TW20 0JY

£1,750,000

Freehold

A large detached home occupying a mature, private plot approaching one acre in a superb location offering huge scope for renovation/alteration or complete replacement.

- FANTASTIC REDEVELOPMENT OPPORTUNITY
- PREVIOUS PLANNING GRANTED FOR OVER 6,000SQ.FT
- EASY ACCESS TO ENGLEFIELD GREEN VILLAGE CENTRE
- COUNCIL TAX BAND H, ALL MAINS SERVICES
- MATURE PLOT MEASURING 0.83 ACRES
- CLOSE TO WINDSOR GREAT PARK
- SUPERB PRIVATE LOCATION
- PLANNING REF. RU.16/1578

RECEPTION HALL • CLOAKROOM • DRAWING ROOM • DINING ROOM • KITCHEN/BREAKFAST ROOM  
• UTILITY ROOM • MASTER BEDROOM SUITE • FOUR FURTHER DOUBLE BEDROOMS • FAMILY BATHROOM • SEPARATE WC • EXPANSIVE DRIVEWAY TO DOUBLE GARAGE • LARGE GARDENS

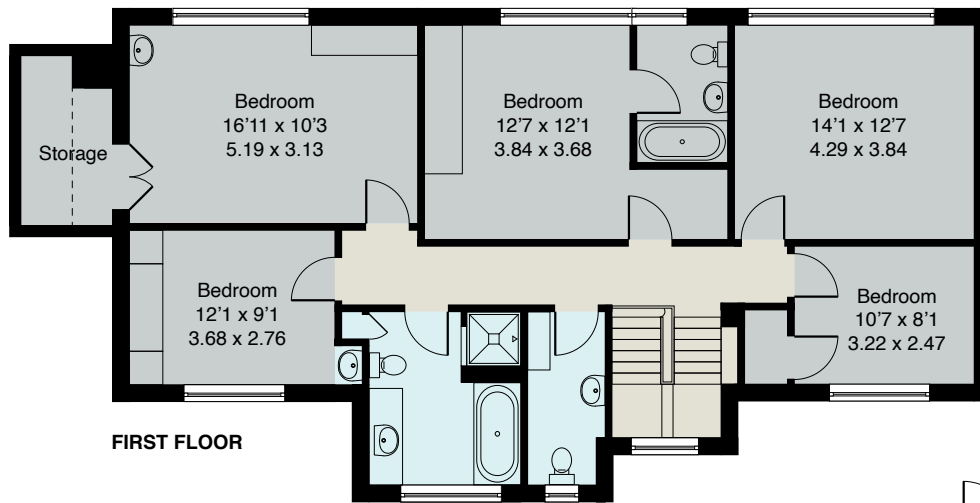
## Description

Nour is a fantastic opportunity; the existing house is in need of complete renovation and offers a purchaser a blank canvas, whether one wished to upgrade and alter the existing accommodation or completely replace the house with a grand new residence; planning permission has previously been approved for a stunning modern home providing in excess of 6,000 square feet including basement (planning ref. RU.16/1578), plans available on request..

The plot measures 0.83 acres and is completely private & enjoys attractive views to the rear, making this in our view an ideal site to create ones' ideal home.

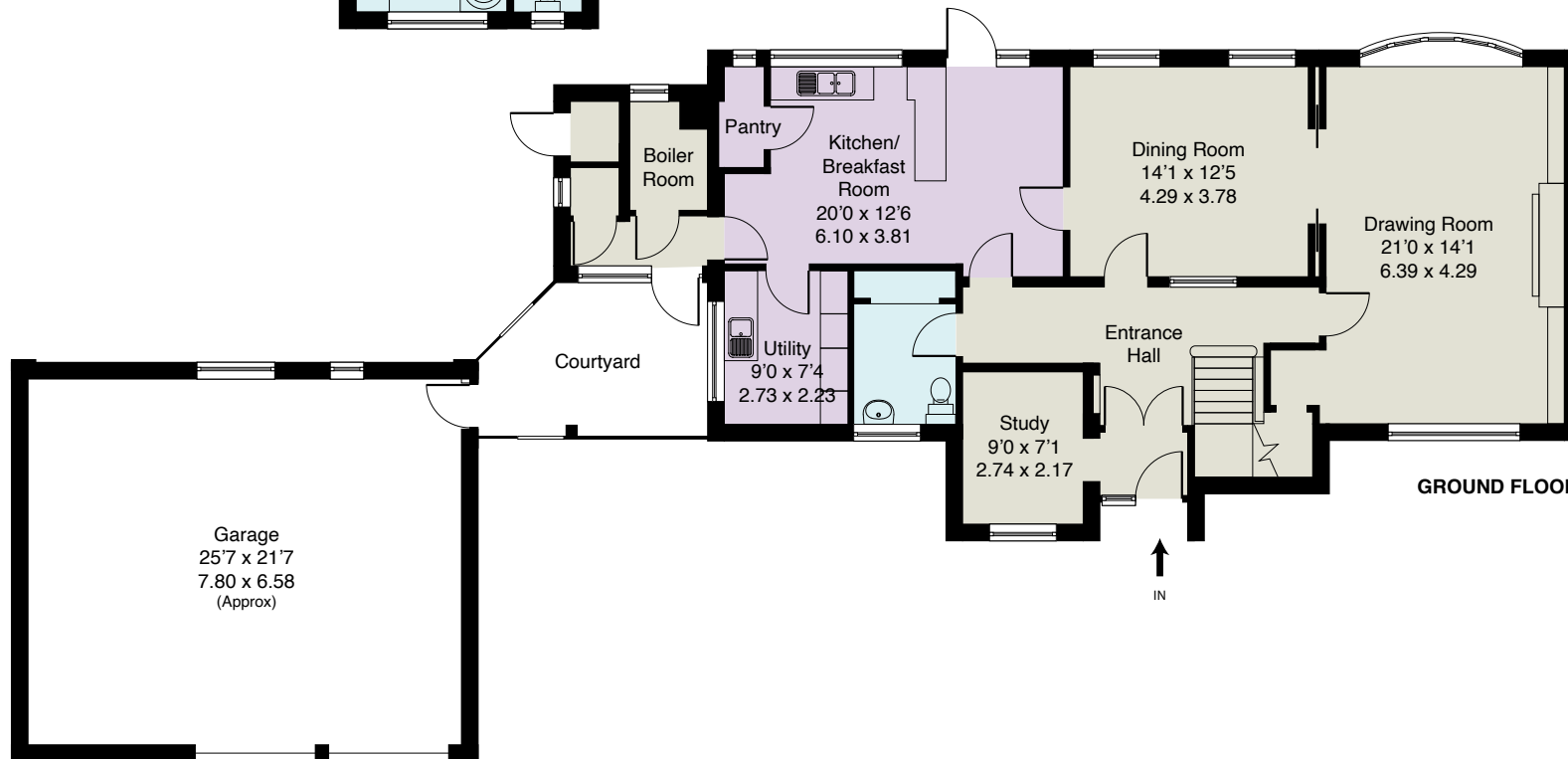
## Directions

From our offices on Station Approach, Virginia Water, turn left onto Christchurch Road and follow the road to the junction with the A30 London Road. Turn right onto the A30 in the direction of London and follow the road up the hill, passing ACS Egham International School on the right; at the next traffic lights turn left into St Judes Road to proceed into Englefield Green village, at the mini roundabout bear right to proceed through the village centre, at the next mini roundabout proceed straight across, passing the Green to the left, at the next mini roundabout bear left and then take the first turning on the right into Coopers Hill Lane. Where the road forks bear left and then turn left, where the entrance to Nour will be found a short way along on the right.



**Approximate Gross Internal Floor Area :**

Ground Floor	114.73 sq m / 1235 sq ft
First Floor	108.30 sq m / 1166 sq ft
Garage	51.32 sq m / 552 sq ft
<b>Total</b>	<b>274.35 sq m / 2953 sq ft</b>



**EPC: E41.**

**Important Notice**  
These particulars and measurements are believed to be correct but their accuracy is not guaranteed by the Vendor or Vendor's Agents and they do not constitute any part of a contract. It is not our Company Policy to test services and domestic appliances so we cannot verify that they are in working order. The buyer is advised to obtain verification from their Solicitor or Surveyor.

Ref: 11RB010804243 HPI ©2024 Not to Scale. Any Areas, measurements or distances given are maximum and approximate only, no decisions without checking should be made when reliant upon them.

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