





# Richardson House Coopers Hill Lane, Englefield Green, TW20 0JY

Enjoying an enviable location in this prestigious period property with its own front door, this 2 bedroom garden apartment has views up to the well stocked and manicured communal grounds, with Coopers Hill & Runnymede beyond.

The accommodation is nicely laid out with excellent size kitchen/diner and the lovely sitting room with its wide sash windows overlooks the gardens. The main bedroom enjoys similar views and has an en suite bathroom. The second bedroom is a large single (previously had a double bed) with fitted wardrobes; there is also a second shower room, a small utility area and a gas central heating system to radiators, with new Worcester boiler fitted in 2024. The property enjoys 2 allocated car parking spaces and a private shed, ideal for golf clubs.

The communal gardens are simply superb, laid to lawn with a variety of mature shrubbery & trees providing both interest and excellent seclusion and various seating areas, where at the end one can enjoy the views over Coopers Hill & Runnymede beyond. There is even a clothes hanging are tucked away in a secluded sunny position.

Coopers Hill Lane is one of the very best locations in the village; home to the beautiful Runnymede Air Forces Memorial, Coopers Hill Tennis Club and the exclusive Magna Carta Park development. It is within easy access to Windsor Great Park for enjoyable walks and polo, and Egham and Windsor can be reached in around a 5-10 minutes drive respectively. Junction 13 of the M25 is about a 5-6 minute drive, giving access to the M3, M4 and M40 and Heathrow can be reached in around 20 minutes.

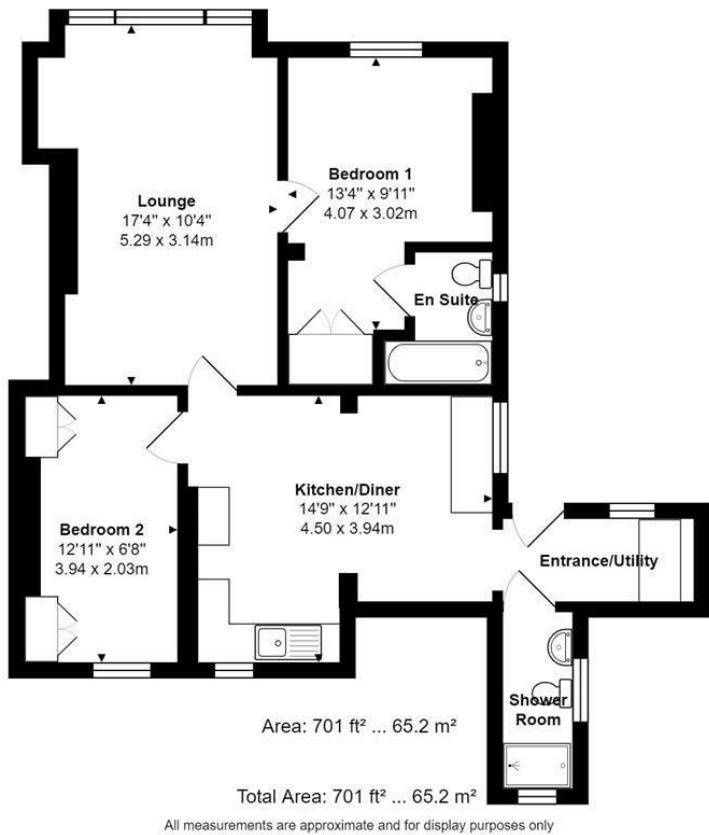
This property owns a share of the freehold with a head lease extended to 999 years around 3 years ago. The service charge is approx. £266 per month inclusive of building insurance for the next year. There is no ground rent. Council Tax Band: D. EPC Rating: D.





Floor Plan

Garden Flat B, Richardson House, Coopers Hill Lane



Features

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Tenure - Share of Freehold    Council Tax Band - D



