



WELLS HOUSE

11A CLARENCE DRIVE • ENGLEFIELD GREEN • SURREY



NEWTON ROWE
Estate Agents

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Built for the current owner in 2018, this outstanding five bedroomed home offers the perfect combination of luxury, technology and security. Designed to the highest specification, it provides spacious accommodation, high-end finishes, and state of the art automation.

- 4 reception rooms-versatile living spaces, ideal for family life and entertaining.
- 5 bedrooms/4 bathrooms-generous accommodation with a luxurious master suite featuring a steam shower.
- Energy efficient – a high level of insulation combined with Smart heating controls, underfloor heating and high spec glazing.
- Electric gates and high security features-multiple point locking doors, window locks, advanced alarm system and a full-sized jeweller's safe.
- Double garage fitted with built-in Dura units for organised storage.
- South-West facing rear terrace and separate sun deck-beautifully positioned outdoor space perfect for enjoying afternoon and evening sun.
- Garden office/summerhouse-ideal for home working or relaxation.
- Outdoor kitchen equipped with a gas BBQ for effortless entertaining.
- Automated garden watering system ensuring beautifully maintained outdoor space.





SMART HOME TECHNOLOGY

Control4 automation-remotely manage gates, heating, lighting, alarm, irrigation, CCTV and media.

Rako programmable lighting-customizable lighting scenes to suit every mood.

Gas fired underfloor heating- individual thermostats for each room and a bronze pump for instant hot water.

CCTV coverage-security cameras at the front and rear for added peace of mind.

ENTERTAINMENT AND MEDIA

High-definition TV distribution-enjoy seamless connectivity across the principal rooms (including flat screen TVs in family room and top floor bedroom).

Cinema sound in family room- Immersive audio for the ultimate viewing experience.

Integrated music system- Ceiling speakers provide high quality sound throughout the home.

MOVE-IN READY

Built in 2018 to an exceptional standard, this home is offered complete with carpets, curtains and blinds, making it ready for immediate occupation.

A rare opportunity to own a meticulously designed and built home in a prime location, close to the village green.

SITUATION

Wells house is located near the end of a popular and quiet cul de sac, just a short walk from the village's local shops pubs and green. Beyond these you will find the famous Windsor Great Park which is popular for its lovely walks, bike and horse riding.



AMENITIES

Travel - Conveniently located near various junctions for the M25, M4 and M3, providing easy access to London, the West country and international airports Heathrow and Gatwick. Mainline stations with direct access to Waterloo are available from Ascot, Sunningdale, Virginia Water and Egham.

Schooling - An exceptional range of schools for both boys and girls, including Bishopsgate's John's Beaumont, Papplewick's George's, St Mary's, Sunningdale Prep, Hall Grove, ACS Egham, Tasis, Wellington and Eton.

Shopping - Local shops in Englefield Green, Egham and Virginia Water, with larger shopping centres in nearby Windsor, Staines, Camberley and Guildford.

Sporting Venues - Golf clubs at Wentworth, Sunningdale and Foxhills. Spa facilities at Fairmount, Foxhills Country club, Berystede, Coworth Park, Wentworth and Pennyhill Park. Ascot racecourse, Polo at the Guards Club and the Royal Berkshire. Cinemas and leisure centres in Windsor, Camberley and Guildford. Other attractions include Legoland, Thorpe Park and Windsor Castle.

Outdoor activities - Windsor Great Park, The Savills Garden and Chobham Common are popular venues for country walks, cycling and horse riding.

Restaurants - Plenty of dining options including Piccolinos, Fairmount, The Barn at Coworth Park, Bluebells, Bellini, The Bailiwick, Pazzia and Sino.

POSTCODE

TW20 0NL

SERVICES

We are advised by our client that gas, electricity, water, and drainage are all mains supplied.

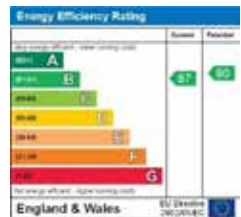
LOCAL AUTHORITY

Runnymede Borough Council - 01932 838383

VIEWINGS

Strictly by appointment only with agents Newton Rowe 01276 986900 and Savills Windsor 01753 834600.

Approximate Floor Area = 301.1 sq m / 3241 sq ft
Outbuildings = 48.7 sq m / 524 sq ft (Including Garage / Excluding Shed)
Total = 349.8 sq m / 3765 sq ft



DISCLAIMER: We have prepared these sales particulars as a general guide and they must not be relied upon as statement of fact. Floorplan measurements are approximate and are for guidance purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

CONTACT:

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