

NEVIN
— & —
WELLS

Distinctive Homes

Established 2002



Manor Lodge, Egham, Surrey, TW20 9LU

£1,695,000 Freehold

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An absolutely stunning and exquisite four bedroom Edwardian detached residence located within just yards of Egham Mainline train station, Magna Square, High Street amenities and local nurseries and schools. This rarely available property has been tastefully renovated by the current owners to restore this charming property's character as well as offering state of the art and modern cutting edge design. For more information or to arrange a viewing, strictly by appointment, please contact Nevin and Wells.

Original main door to:

ENTRANCE VESTIBULE:

Stairs to first floor with gallery landing, Edwardian effect cornice ceiling, ceiling rose, front and rear aspect stained glass windows. Under stairs storage cupboard, tiled flooring, under floor heating and doors to all rooms.

FAMILY ROOM:

Edwardian effect cornice ceiling, picture rails, coal effect gas fire with wood surround, mantle, tile inset and granite hearth, book shelving and cupboards. Laminate wood effect flooring, under floor heating and front aspect original bay window.

LIVING ROOM:

Edwardian effect cornice ceiling, ceiling rose, picture rail feature, fire place with beautiful wooden surround mantle and mirror inset. Wooden flooring, under floor heating and front aspect original bay window.

DINING ROOM:

Edwardian effect cornice ceiling, ceiling rose, picture rail, laminate wood effect flooring, under floor heating, rear aspect double glazed bay window with double glazed folding doors to garden.

RECENTLY INSTALLED KITCHEN:

Comprises of eye and base level units with granites work surfaces, twin butler sinks with mixer taps and filtered drinking water, fitted boiling hot water tap and prep sink. Fitted Miele double oven with hot plates, Miele microwave oven and Miele inbuilt coffee machine, fitted dish washer, Miele induction hob with extractor fan. Double wine chiller, full height, fitted fridge/freezer, Edwardian effect cornice ceiling, ceiling roses. Tiled flooring with under floor heating. side aspect double glazed sash windows, rear aspect double glazed windows and doors to garden.

UTILITY ROOM:

Comprising eye and base level units with granite work surfaces, single sink unit with mixer tap, space for appliance. Airing/boiler cupboard, extractor fan. Tiled flooring with under floor heating. Front aspect double glazed window, rear aspect double glazed door to garden, and door to:

DOWNSTAIRS W/C:

Comprising high level WC, pedestal wash hand basin, heated towel rail, tiled flooring. Front aspect opaque double glazed window.

FIRST FLOOR

LANDING:

Edwardian effect cornice ceiling, radiator original handrail and balustrading, ceiling roses, newly fitted carpet, front aspect double glazed window and doors to all rooms.

BEDROOM TWO:

Edwardian effect cornice ceiling, radiator, newly fitted carpet, front aspect bay window, door to dressing rooms and walk in wardrobes, door to:

EN-SUITE SHOWER ROOM:

Comprising separate double shower cubicle, with power shower, tiled all around vanity enclosed wash hand basin, low level WC, heated towel rail, original cornice ceiling, extractor fans, side aspect original double glazed sash window, tiled flooring with under floor heating.

PRINCIPLE BEDROOM:

Edwardian effect cornice ceiling, ceiling rose, front aspect original bay window, original cast iron fireplace, radiator, newly fitted carpet original double door to:

LUXURY ENSUITE BATHROOM:

Comprising stand alone bath with shower attachment, walk in double shower with power shower, low level WC, his and hers vanity enclosed wash hand basins, Edwardian effect cornice ceiling, radiator, fully tiled walls and flooring, heated towel rail, under floor heating. side aspect original double glazed sash window.

BEDROOM THREE:

Edwardian effect cornice ceiling, ceiling roses, fitted wardrobes, radiator, newly fitted carpet, side and rear aspect double glazed sash windows.

BEDROOM FOUR:

Edwardian effect cornice ceiling, ceiling roses, picture rails, radiator, original cast iron fireplace with wooden surround mantle and granite hearth. Rear aspect double glazed sash window.

LUXURY FAMILY BATHROOM:

Comprising stand alone claw bath with shower over. Glass shower screen, vanity enclosed wash hand basin, low level WC, heated towel rail. Cornice ceiling, part tiled walls and flooring, under floor heating. Rear aspect original double glazed sash window.

OUTSIDE

LARGE LANDSCAPED REAR GARDEN:

Approx 85ft x 85ft large sand stone paving area, lawn area, well established and mature flowers, shrubs and tree borders. Summer house, timber shed exterior lighting and power. Bespoke outdoor covered dining/bar area. External tap. Enclosed by panel fencing and brick walling. Side access gate and glazed door to:

ATTACHED GARAGE:

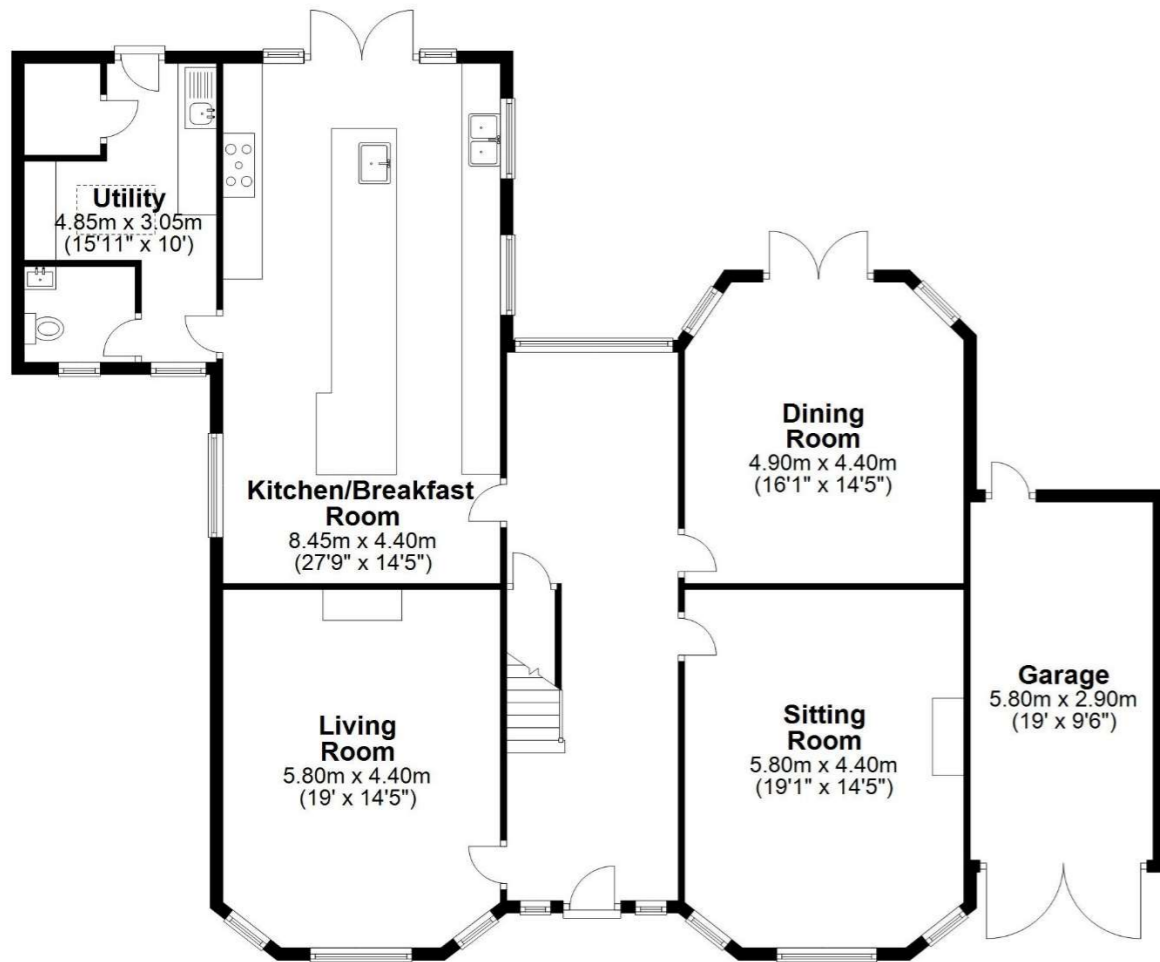
Side hung doors, with power and lighting, providing own driveway and off street parking for several vehicles, external tap, pathway and steps to main entrance and enclosed by mature shrubs.

FLOORPLAN

EPC

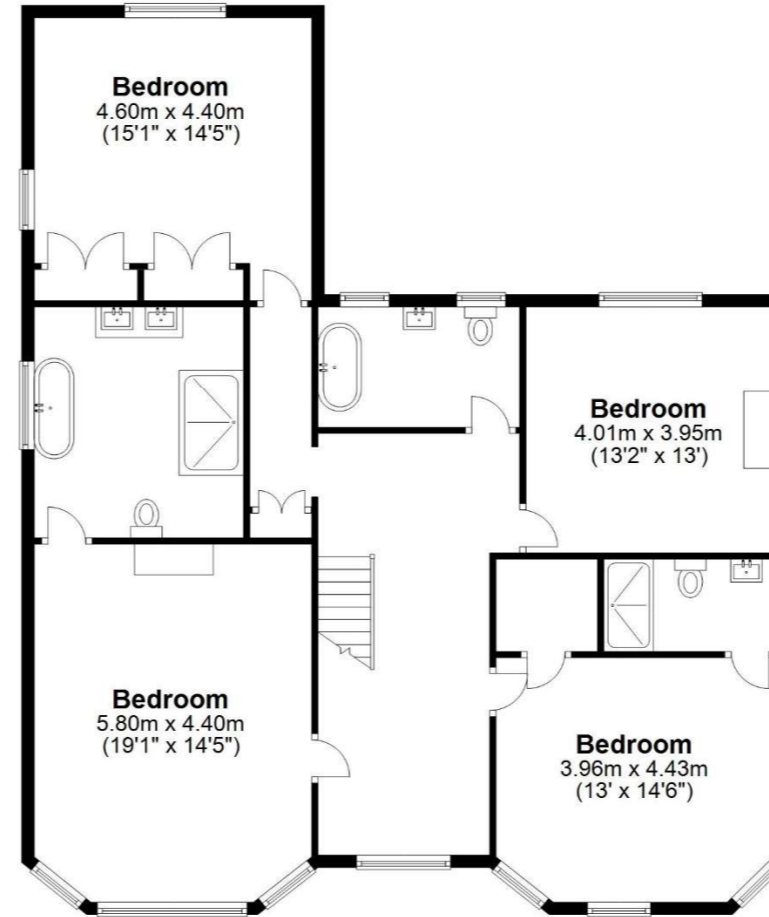
Ground Floor

Approx. 167.3 sq. metres (1800.7 sq. feet)



First Floor

Approx. 130.7 sq. metres (1406.5 sq. feet)



Total area: approx. 298.0 sq. metres (3207.3 sq. feet)

Measurements are approximate. Nevin & Wells Residential have not tested systems or appliances.

COUNCIL TAX BAND:

G - Runnymede Borough Council

VIEWINGS:

By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk

15 Manorcrafts Road
EGHAM
TW20 9LU

Energy rating
D

Valid until
25 June 2034

Certificate number
2364-3039-1206-8604-4200

Property type	Detached house
Total floor area	268 square metres

Rules on letting this property

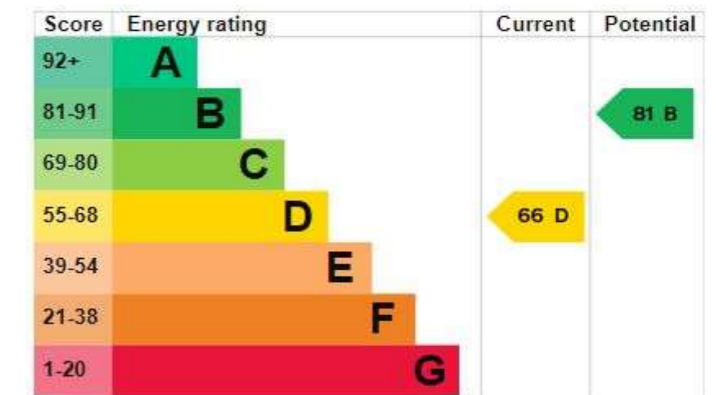
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

