

NEVIN
— & —
WELLS

Distinctive Homes

Established 2002



Middle Hill, Egham, Surrey, TW20 0JQ

O.I.E.O £700,000 F/H

Middle Hill, Egham , Surrey, TW20 0JQ

A detached 18th-Century cottage dating back to the 1700's. This beautifully extended character home is a rare blend of period charm and contemporary living, offering exceptional reception space, in a highly convenient location close to Egham town centre and station. Beautifully presented throughout, the property has been thoughtfully enhanced over the years to create a home that is as suited to modern family life. The open-plan sitting and dining room forms the heart of the home, with feature fireplaces adding warmth and character. The rear garden is secluded with the added benefit of a detached timber office/studio. Whilst Windsor Great Park, Runnymede National Trust and excellent state/independent schools are all within easy reach.

Canopy porch with courtesy light under. Oak front door leading into:

LOUNGE/DINING ROOM:

Two radiators, engineered Oak flooring, under stairs cupboard with original latched door, log burner set into chimney, feature cast iron fireplace. Two double glazed windows to front. Open plan into:

SNUG:

Radiator, engineered Oak flooring. Double glazed window to side with fitted shutter blind. Double glazed window to rear. Oak door into: -

FAMILY ROOM:

Radiator, engineered Oak flooring, coved cornice ceiling, access to fuse board. Double glazed sliding bi-folding doors into rear garden. Double glazed window to front with fitted shutter blind.

UTILITY ROOM:

Space for washing machine, storage cupboard, ceramic tiled floor. Oak stable door to side access. Door into: -

CLOAKROOM:

In white with low level WC, wash hand basin, ceramic tiled floor, extractor fan. Frosted double glazed window to side.

KITCHEN/BREAKFAST ROOM:

Range of Shaker style base and eye level units , wood block work tops, Travertine tiled splash back, concealed lighting, space for dishwasher, double larder cupboard, radiator, space for fridge/freezer, engineered Oak flooring, cupboard housing Vaillant gas combi boiler, feature beamed ceiling, one and a half bowl single drainer ceramic sink with chrome mixer tap, stairs to first floor with feature wall to side, built in electric oven and four ring gas hob, extractor hood. Dual aspect double glazed windows to side and rear. Oak door into rear garden.

LANDING:

Oak doors into all rooms. Double glazed window to rear.

BEDROOM ONE:

Radiator, built in wardrobes, vaulted ceiling with three double glazed Velux windows. Double glazed window to rear. Door into:

EN-SUITE SHOWER ROOM:

White suite comprising low level WC, wash hand basin, tiled shower cubicle housing dual head chrome mixer shower, chrome towel radiator, fully tiled walls and floor, extractor fan. Double glazed Velux ceiling window.

BEDROOM TWO:

Radiator, built in wardrobes, feature cast iron fireplace. Double glazed window to front with fitted shutter blinds.

BEDROOM THREE:

Radiator, built in wardrobe, vaulted ceiling. Double glazed window to front with feature metal scroll rail.

BEDROOM FOUR:

Radiator, built in wardrobe. Double glazed window to side

FAMILY BATHROOM:

Victorianna white suite comprising low level WC, wash hand basin, panel bath with chrome telephone style mixer tap and manual shower, fitted glass shower screen, tiled walls and floor, chrome ladder radiator, extractor fan. Frosted double glazed window to front.

OUTSIDE

DRIVEWAY:

Brick paved drive for one car.

REAR GARDEN:

Approximately 32ft (10m) Stone paved patio, lawn, outside tap, sensor light, timber shed, side access gate.

TIMBER OFFICE:

6'7"x9'10"- (2mx3m) With light, power and double glazed doors to front.

FRONT GARDEN:

Inset shrubs and dwarf brick wall.

COUNCIL TAX BAND:

F - Runnymede Borough Council

VIEWINGS:

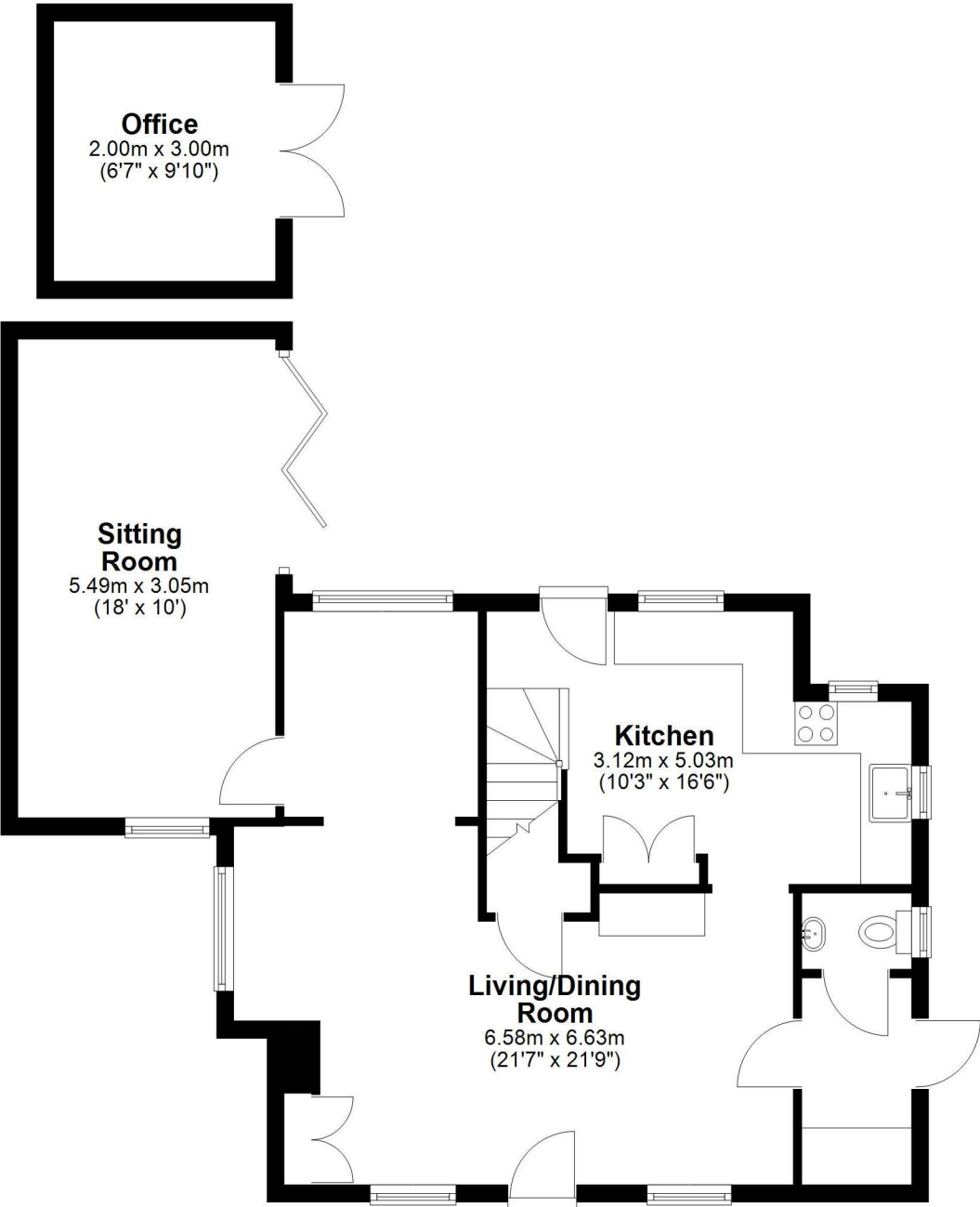
By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk



FLOORPLAN

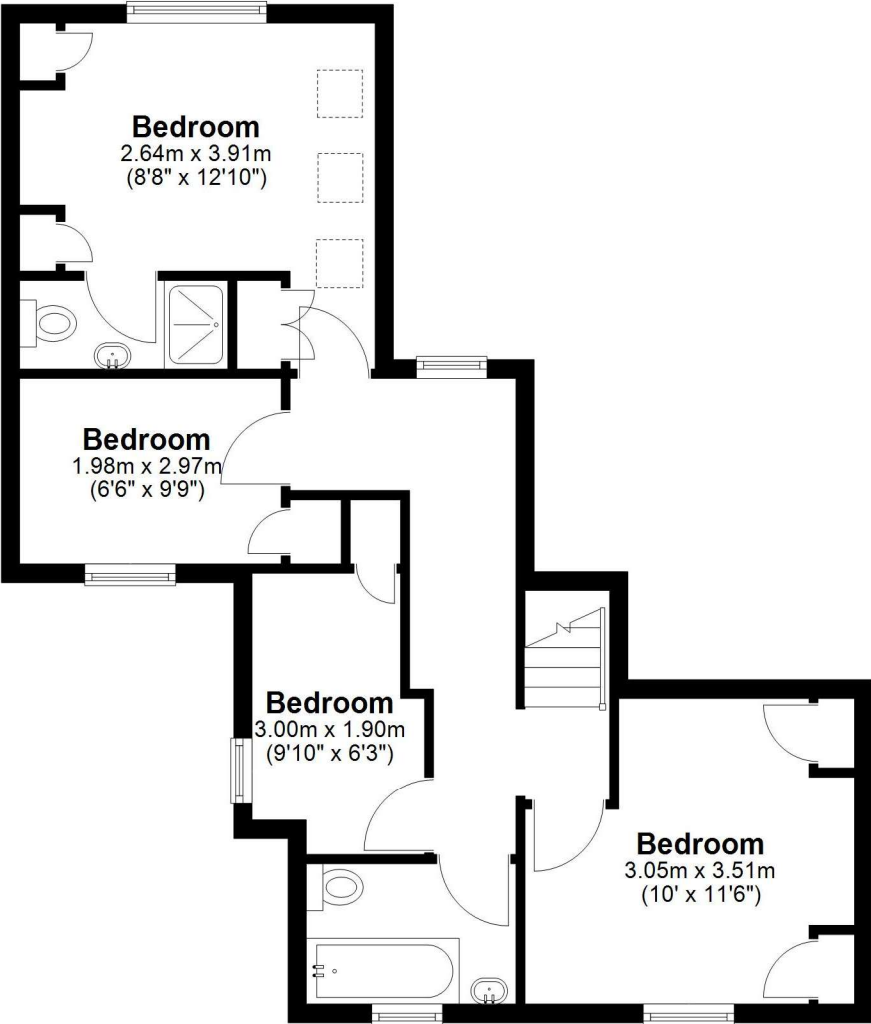
Ground Floor

Approx. 71.4 sq. metres (768.3 sq. feet)



First Floor

Approx. 51.4 sq. metres (552.7 sq. feet)



Total area: approx. 122.7 sq. metres (1321.0 sq. feet)

EPC

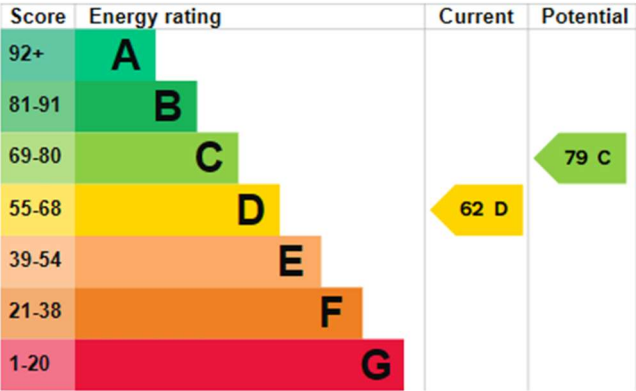
1 Middle Hill EGHAM TW20 0JQ		Energy rating D
Valid until 17 January 2034	Certificate number 9899-3033-8209-5124-7200	
Property type	Detached house	
Total floor area	119 square metres	

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



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

