



15 Southcroft, Englefield Green, TW20 0QG

£1,000,000

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Spacious five-bedroom detached family home featuring a ground floor en-suite bedroom, stunning landscaped garden, impressive kitchen/breakfast room and detached garden office in a peaceful village setting.

Designed with modern family living in mind, the accommodation offers a wonderful balance of sociable and relaxing spaces. The heart of the home is the superb kitchen/breakfast room, complete with built-in appliances, granite worktops and a large central island, ideal for everyday family life and entertaining. Underfloor heating serves the entire ground floor, excluding the living room.

A versatile ground floor double bedroom with en-suite and direct garden access is perfect for multi-generational living, guests or those requiring ground floor accommodation, while a separate study area is ideal for home working.

Upstairs are four further well-proportioned bedrooms, including a generous principal bedroom with en-suite shower room. All first-floor rooms, excluding the bathroom, have been upgraded with sound insulation for enhanced comfort.

The home has been thoughtfully improved with Sherborne replacement double-glazed windows (2018), a new boiler (2021), a Megaflow hot water system, increased loft insulation and a new loft ladder.

Outside, the secluded landscaped rear garden provides a private retreat with a full-width patio and an outdoor hot and cold water tap, ideal for entertaining or washing muddy boots and dogs after village walks. A detached garden office with light and power offers excellent flexibility as a home office, gym or studio.

Ideally located within walking distance of the village centre, local amenities, highly regarded schools and excellent transport links, this exceptional home combines quality, comfort and flexible family living in a sought-after setting.

Viewings highly recommended.



Floor Plan

Approximate Gross Internal Area
 Main House = 140 Sq M/1507 Sq Ft
 Outbuilding = 19 Sq M/205 Sq Ft
 Total = 159 Sq M/1712 Sq Ft



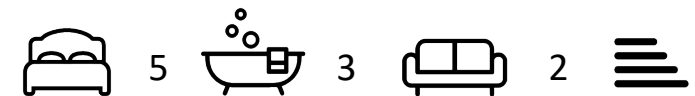
Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Features

- Double Fronted Detached
- Double Aspect Living Room
- En Suite Ground Floor Bedroom
- Two Further Bathrooms
- Off Road Parking
- Big Kitchen/Breakfast Room
- Downstairs Cloakroom
- Four Further Bedrooms
- Lovely, Secluded Rear Garden
- Quiet Residential Location

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Tenure - Freehold Council Tax Band - G

