

THO



Middle Hill, Englefield Green  
£1,350,000

OSBORNE HEATH



The ground floor has separate living and dining rooms, with each room having a feature fireplace and double French doors leading out to the garden terrace. There is also a traditional shaker kitchen with dining space and elevated views of London, a study, conservatory, utility room and two WC's.

Upstairs is the principal bedroom with a walk-in wardrobe and shower room, three further well proportioned bedrooms with built-in wardrobes and a four piece traditional bathroom. The loft has been converted into a loft room with power, a TV point and pull-down ladder for access.

To the front of the house is a carriageway driveway with parking for several vehicles and a double garage. The large landscaped rear garden faces south and has mature shrubbery, a large terrace, herb garden and two lawns backing onto the botanical gardens of Royal Holloway.

Middle Hill is in the village of Englefield Green, a highly-regarded village with a pretty village green and cricket ground, plus home of popular private schools Bishopsgate and St Johns Beaumont. The area has a good range of shops catering for day-to-day needs, along with great restaurants and pubs. More extensive amenities are available in the nearby towns of Egham, Windsor and Staines. Englefield Green is well placed for access to the M25, M3, M4 and Heathrow Airport. Rail services are available at nearby Egham, Staines, Virginia Water and Windsor stations. Windsor Great Park is nearby and offers horse riding, cycling and walking opportunities.





**APPROXIMATE FLOOR AREA**

House - 198.61 sq m - 2138 sq ft

Garage - 34.64 sq m - 373 sq ft

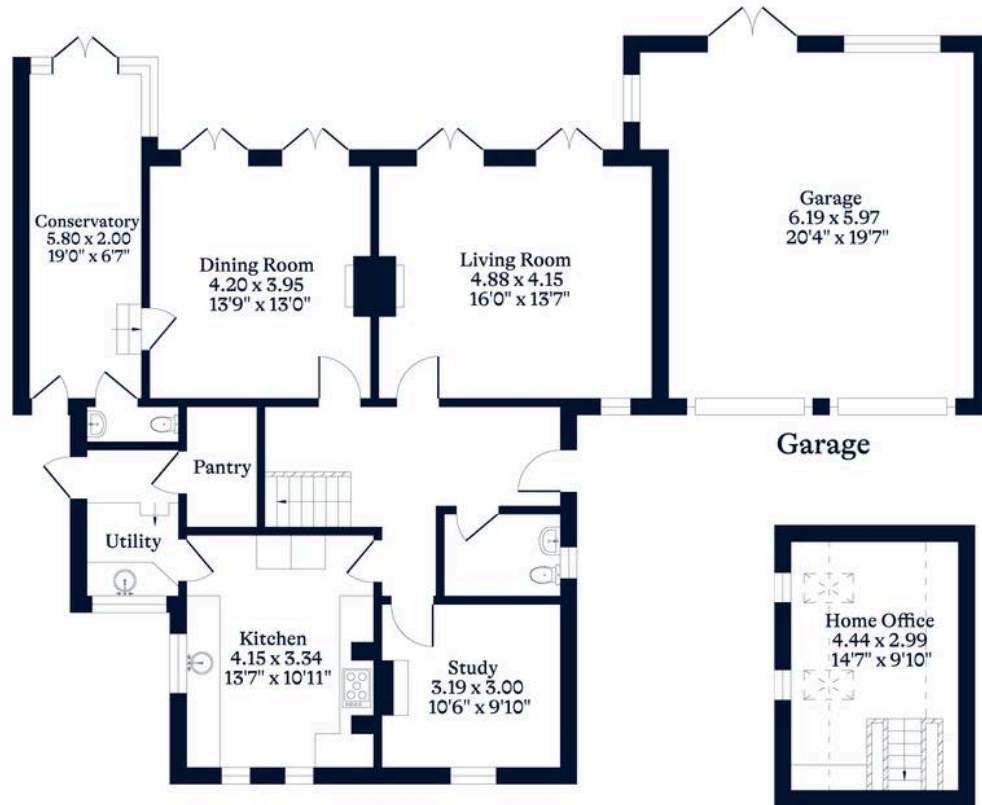
Total - 233.25 sq m - 2511 sq ft

(Gross Internal Area)



**NOT TO SCALE**

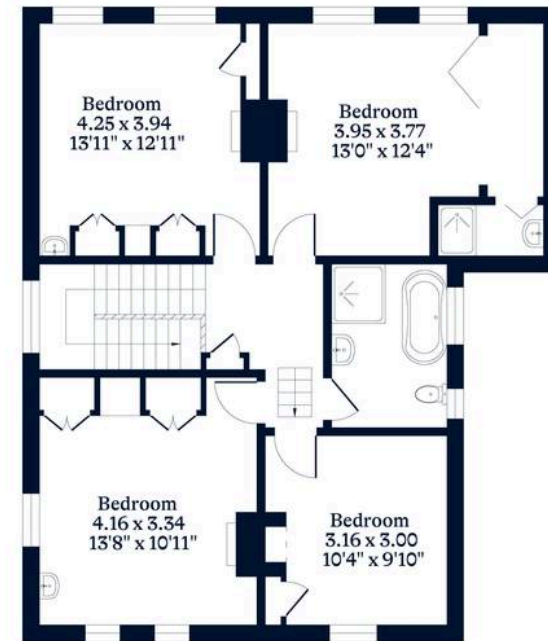
This plan is for illustration purposes only



Ground Floor



Second Floor



First Floor

[OSBORNEHEATH.CO.UK](http://OSBORNEHEATH.CO.UK)

This floor plan has been created by Property Shoot Ltd following the RICS code of measuring and is for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement.

Details shown on this floorplan, including all measurements, areas and proportions cannot be guaranteed by either the provider or estate agency and should not be relied upon.



# Middle Hill

## Englefield Green

- Four Bedrooms
- Four Receptions
- Two Bathrooms
- Loft Room
- Utility Room
- Large South Facing Garden
- Summerhouse
- Driveway
- Double Garage

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





## Osborne Heath, Windsor

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