



2 King John Square
Englefield Green | Egham | Surrey | TW20 0GS

STEP INSIDE

2 King John Square

Set within the prestigious estate of Magna Carta Park, this exceptional four-storey residence offers an exclusive lifestyle in one of Surrey's most sought-after private communities. Residents enjoy 24-hour security, a bespoke concierge service, and access to 57 acres of beautifully landscaped woodland and parkland.

An extensive collection of amenities includes a tennis club, spa, gymnasium, indoor swimming pool, golf practice area, restaurant, and bar, all designed to deliver a refined country estate lifestyle just 30 minutes from London. Ideally positioned, the development is also close to Englefield Green, Ascot, Sunningdale, and Windsor.

The home itself features four spacious double bedrooms, each with a luxurious en-suite bathroom, alongside two elegant reception rooms and a striking Modulnova eat-in kitchen. Private outdoor spaces include a landscaped garden, upper terrace, and lower deck, ideal for entertaining and relaxed outdoor living.

The residences at Magna Carta Park have been meticulously crafted with classically elegant architecture by Julian Bicknell and sophisticated interiors by celebrated designer Louise Bradley, both inspired by the enchanting surroundings of this remarkable estate.

Ground Floor

Upon entering this remarkable home, you are welcomed by an elegant entrance hallway flooded with natural light, immediately setting the tone for the refined interiors throughout. The property benefits from underfloor heating across all levels, excellent insulation, and an impressive EPC rating of B, ensuring exceptional energy efficiency and year-round comfort.

At the heart of the home is a bespoke Italian Modulnova eat-in kitchen, beautifully designed with a central island, premium Miele appliances, bespoke lighting, and a generous dining area ideal for both family living and entertaining. The kitchen flows seamlessly into the principal reception room, featuring a striking fireplace, wood flooring, elegant crystal lighting, and two sets of

French doors opening onto the upper deck, perfect for indoor-outdoor entertaining.

Lower Floor

The lower floor offers a superb second reception room with bi-fold doors leading directly onto the lower deck, creating an ideal setting for al fresco dining and relaxed outdoor living. This level also includes a spacious utility room, direct access to the garage, a large cloakroom, and a guest WC.

First Floor

The first floor comprises two beautifully appointed double bedrooms, each complemented by its own luxurious en-suite bathroom. The principal suite enjoys a Juliet balcony overlooking the rear grounds and features a spa-inspired en-suite bathroom complete with a large walk-in shower, freestanding bath, and double vanity sinks. This exceptional suite flows seamlessly into a spacious walk-in wardrobe area, creating a refined private retreat.

The current owners have configured the adjoining space as an additional lounge area with its own en-suite bathroom. However, this versatile room can easily be reinstated as a further double bedroom, offering a contemporary en-suite with a walk-in shower and double sinks.

Second Floor

The second floor hosts two further generously sized double bedrooms, both finished to an exceptional standard and complemented by contemporary en-suite bathrooms. One bedroom benefits from a luxurious en-suite featuring both a walk-in shower and a freestanding bath, while the second bedroom offers a stylish en-suite with a walk-in shower. These elegant rooms provide comfortable and private accommodation for family members or guests alike.











STEP OUTSIDE

2 King John Square

Outside

Set within the prestigious grounds of Magna Carta Park, residents enjoy access to 57 acres of beautifully landscaped woodland and parkland, creating an exceptional country estate setting.

The landscaped areas, known as The Great Lawn, are home to a beautiful array of wildflowers, while the sunken walled garden has been expertly designed with an exquisite collection of plants and flowers. These enchanting grounds provide stunning views across the surrounding countryside, with the iconic Windsor Castle visible in the distance.

Residents also benefit from an extensive collection of luxury amenities, including a tennis club, spa, gymnasium, indoor swimming pool, golf practice area, restaurant, and bar, all thoughtfully curated to offer a refined lifestyle within this exclusive private estate.

In addition, the property benefits from an integral garage, off-street parking to the front of the home, and two further allocated parking spaces.

Location

Magna Carta Park enjoys spectacular park-like grounds in one of the area's most prestigious settings, adjacent to the historic Windsor Great Park. Residents have easy access to the renowned The Savill Garden, the beautiful Valley Gardens, and Virginia Water Lake. The nearby villages of Virginia Water, Sunningdale, and Ascot provide an excellent range of local amenities and services.

There are mainline rail services from Virginia Water and Sunningdale to London Waterloo. The property is also superbly positioned for access to Central London via the M25 and A30, while Heathrow Terminal 5, Gatwick Airport, and the national motorway network are all within easy reach.

Sporting and leisure facilities in the area are exceptional, including racing at Ascot Racecourse and Windsor Racecourse. Polo can be enjoyed at Smith's Lawn and the Royal County of Berkshire Polo Club. The surrounding area is also home to several world-class golf courses, including Wentworth Club, Sunningdale Golf Club, Queenwood Golf Club, and Foxhills Club & Resort.

The area is particularly renowned for its outstanding selection of private schools, catering for all age groups, including Eton College, ACS International School Egham, and St George's School Ascot. Excellent preparatory schools nearby include Lambrook School, Papplewick School, Hall Grove School, Sunningdale School, Bishopsgate School, and St Mary's School Ascot.

There is also an excellent selection of local pubs and restaurants, including The Barley Mow, The Bailiwick, The Fox & Hounds, and The Loch & The Tyne. Luxury hotels nearby include Fairmont Windsor Park, Great Fosters, Pennyhill Park, and Coworth Park.

Services, Utilities & Property Information

Water: Affinity Water

Electric: Octopus Energy

Gas: Octopus Energy

Mobile Phone Coverage: EE, Three, O2, Vodafone. 5G is predicted to be available around your location from the following providers: EE, Three, O2, Vodafone

Broadband Availability: FTTP Ultra-Fast 1800 Mbps. You may be able to obtain broadband service from these Fixed Wireless Access providers covering your area. EE, Three

Tenure - Freehold

Local Authority: Runnymede

Council Tax Band: H

Directions

TW20 0GS what3words: ///leads.decent.crest

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country Windsor, Louis Byrne on Tel Number +44 (0)1753 463633

Website

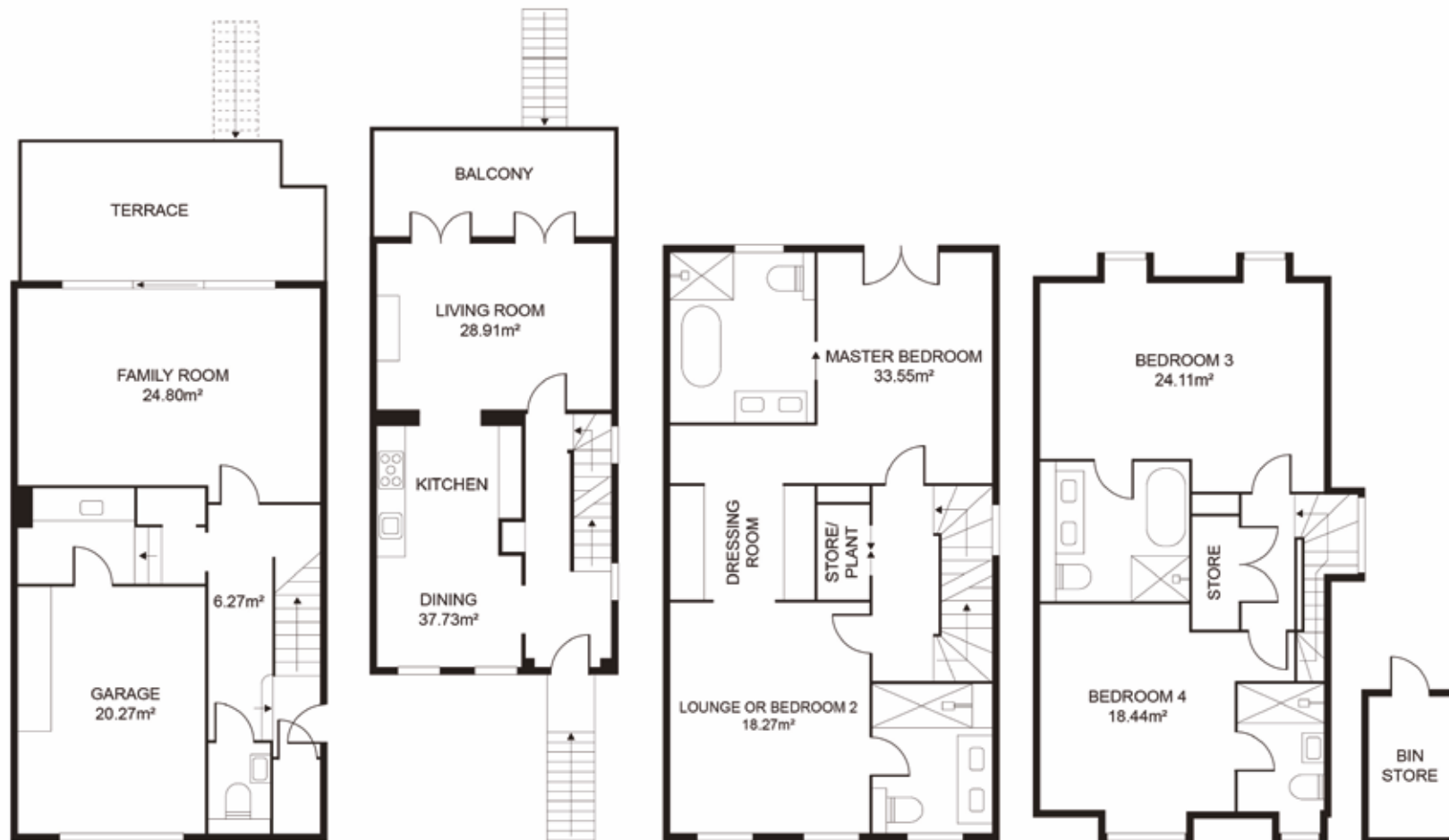
For more information visit Fine & Country Windsor [windsor@fineandcountry.com](https://fineandcountry.com)

Opening Hours:

Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only



Disclaimer: Floor plan measurements are approximate and for illustrative purposes only.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. Copyright © 2026 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 09929046. Registered Office: 5 Regent Street, Rugby, Warwickshire, CV21 2PE. Trading As: Fine & Country Windsor Printed 13.02.2026

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