



16 Barnway, Englefield Green, TW20 0QU

£1,325,000

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Built in 2006 by the renowned local builder Windsor Homes, this impressive five-bedroom detached family home is thoughtfully arranged over three spacious floors and offers generous, versatile accommodation throughout.

The property features four well-proportioned reception rooms, providing exceptional flexibility for modern family living. Whether used as formal sitting and dining rooms, a home office, playroom, or snug, the layout easily adapts to a variety of lifestyles. The heart of the home is complemented by a stunning garden room, boasting under-floor heated stone tiled flooring and delightful views across the rear garden — a perfect space for year-round relaxation and entertaining.

There are five comfortable bedrooms arranged over the upper floors, served by three well-appointed bathrooms, offering convenience for growing families or visiting guests.

Externally, the property enjoys a good-sized, well-stocked rear garden, ideal for outdoor entertaining and family enjoyment. To the front, there is off-road parking for two vehicles.

Further benefits include gas central heating and solar panels, which feed excess electricity back into the grid, enhancing the home's energy efficiency and helping to reduce running costs.

A love for locals and non-locals alike, is Windsor Great Park with its superb walking and cycling and where attractions include Valley Gardens, the Punch Bowl, Savill Gardens and Smith's Lawn and Virginia Water lake itself. Egham's shopping and train station (Waterloo approx. 40 minutes) are about 1.25miles away and access to the the excellent motorway network can be reached with a 2-3 mile drive to J13 of the M25. Excellent schooling, both state and private, are within easy reach and Windsor is just a short drive.

This is a substantial and well-designed family home, combining space, practicality, and modern comfort in a quiet, highly desirable setting. EPC Rating: B.



# Floor Plan



Total area: approx. 227.0 sq. metres (2443.2 sq. feet)



## Features

- 5 Bedroom Extended Detached
- Lovely Residential Road House
- Kitchen/Breakfast Room
- Dining Room/Snug
- Superb, Vaulted Garden Room
- Living Room
- Downstairs Cloakroom
- Three Bathrooms
- Gas C. Heating & Solar Panels
- Lovely Rear Garden

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Tenure - Freehold Council Tax Band - G

