NEVIN & WELLS

Distinctive Homes

Established 2002

Stroude Road, Egham, Surrey, TW20 9UW **£1,500,000 F/H**

Stroude Road, Egham , Surrey, TW20 9UW

'The Willows' is part of the historic Milton Park Farm Estate, dating back to the 1800's. this extended property is positioned on a mature two acre plot complete with tennis court, detached brick studio and covered entertainment area. The sweeping driveway is approached via electric gates and gives access to parking for several cars and double garage. Egham mainline station and High Street restautants via Magna Square is a ten minute walk away. Access to Windsor Great Park, TASIS and A.C.S international school is a few minutes drive.

Composite front door facing Stroude Road, leading into: -

ENTRANCE HALLWAY: Radiator, coved cornice ceiling, stairs to first floor. Oak door into: -

LOUNGE: Three radiators, engineered Oak flooring, ceiling down lighters, feature chimney. Dual aspect double glazed windows to front and rear. Double glazed sliding door into gardens, cupboard housing Worcester Bosch gas combi boiler. Door onto rear patio. Ceiling skylight.

SHOWER ROOM: In white with suspended wash hand basin, fully tiled shower cubicle with rainwater head mixer/shower, towel radiator, fitted medicine cabinet and mirror, extractor fan.

BEDROOM FOUR/STUDY: Radiator, ceiling down lighters. Double glazed window to rear.

INNER HALL: Radiator, ceiling down lighters. Two double glazed windows to rear. Part glazed door into: -

DINING ROOM: Two radiators, ceramic tiled flooring, ceiling down lighters. Dual aspect double glazed windows to front and rear. Double glazed French doors onto rear patio. Open plan into:

KITCHEN: Range of Walnut colour base and eye level units, corrian worktops, ceramic tiled flooring, glass splashback, bin units, space for washing machine, integrated Miele dishwasher, built in twin Miele electric ovens and four ring Miele induction hob. Stainless steel extractor hood, soft close doors and drawers. Space for fridge/freezer, ceiling down lighters, radiator. Dual aspect double glazed windows to side and rear. Stainless steel one and a half bowl sink unit with mixer tap. Door onto rear patio. Second staircase to first floor.

SECOND FLOOR LANDING: Staircase with stainless steel and glass balustrade. Double glazed window to front. Opening into; -

SECOND LOUNGE: Two radiators, feature ceiling beams. Dual aspect double glazed windows to front and rear. Double glazed French doors onto rear roof terrace. Oak internal door into: -

SHOWER ROOM: In white with low level WC, suspended wash hand basin, towel radiator, fully tiled walls, glass shower cubicle housing chrome mixer shower, extractor fan, Oak effect flooring, ceiling down lighters, wall mounted medicine cabinet and mirror. Opaque double glazed window to rear.

BEDROOM THREE: Radiator, built in double wardrobes, hatch to loft space. Dual aspect double glazed windows to front and rear. Oak internal door into: -

BEDROOM TWO: Radiator, double glazed window to front. Door into: -

INNER LANDING: Radiator, hatch to second loft space. Double glazed window to rear. Stairs down to entrance hall, with storage cupboard.

BATHROOM: Contemporary white suite comprising low level WC, oval wash hand basin, chrome towel radiator, fully tiled walls, freestanding oval bath with vertical mixer tap, wall mounted medicine cabinet. Opaque double glazed window to rear.

BEDROOM ONE: Two radiators, dual aspect double glazed windows to front and rear. Access to airing cupboard. Further double glazed window to front.

OUTSIDE

GROUNDS: Extending to approximately two acres and allowing exceptional seclusion. There are many varied mature trees and shrubs, feature pond with brick surround, thoughtfully positioned patio areas, courtesy lighting, covered entertainment area with climbing vine canopy and feature pond under. The front of the plot is bordered by the River Bourne with feature bridges.

OUT BUILDINGS: Detached brick studio with light, power and running water. Detached workshop with light and power.

TENNIS COURT: Full size enclosed tennis court with rubber base, floodlights and external power point.

DOUBLE GARAGE: With light, power, approached via sweeping driveway with parking space for several cars.

COUNCIL TAX BAND: H – 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

Total area: approx. 302.2 sq. metres (3252.7 sq. feet)

EPC

The Willows
Milton Park
Stroude Road
EGHAM
TW20 9UW

Energy rating
C

Valid until	Certificate number
10 September 2036	0360-2798-4610-2206-6605

Property type	Detached house
Total floor area	228 square metres

Rules on letting this property

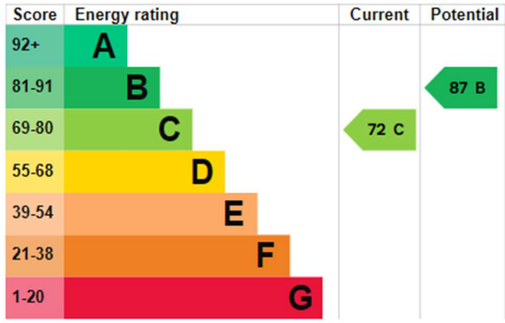
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions.

Energy rating and score

This property's energy rating is C. It has the potential to be B.

See how to improve this property's energy efficiency.



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

Measurements are approximate. Nevin & Wells Residential have not tested systems or appliances.