



Bishopsgate Road, Englefield Green, Surrey

---





---

Originally built in 1887, Dell Park Lodge has been the subject of considerable modernisation over recent years to create a modern, light, open-plan home set in fabulous gardens of approx one acre.

The property is approached via a secure gated entrance and driveway offering ample guest parking nestled into a private setting in Englefield Green.

The charming and welcoming entrance hall gives access to all of the principal reception rooms, which include the family room and Drawing room, which leads directly on to the charming gardens to the rear.



**Guide price:** £3,950,000: Freehold

**Local authority:** Runnymede

**Council tax band:** H









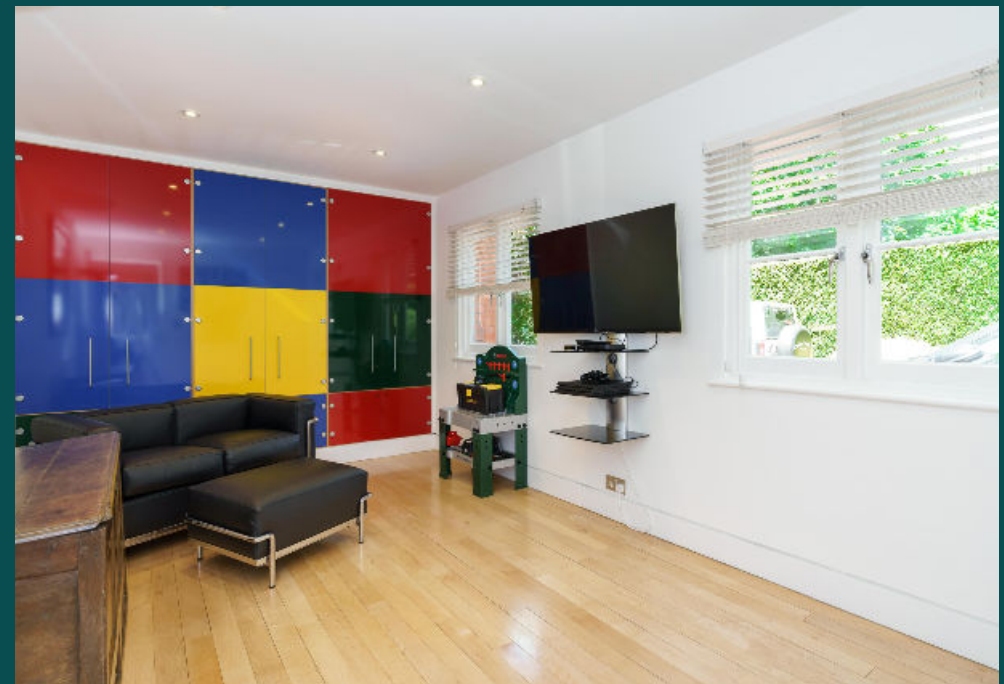






The stunning kitchen/breakfast is well fitted with a range of wall and base mounted units with double height ceilings and an open plan galleried landing above. Access is also provided onto the patio and gardens to the rear.

Additional ground floor accommodation includes the principal bedroom suite with direct access onto the gardens , guest bedroom suite and cloakroom.











On the first floor there are two further bedrooms, a guest suite and a family bathroom.

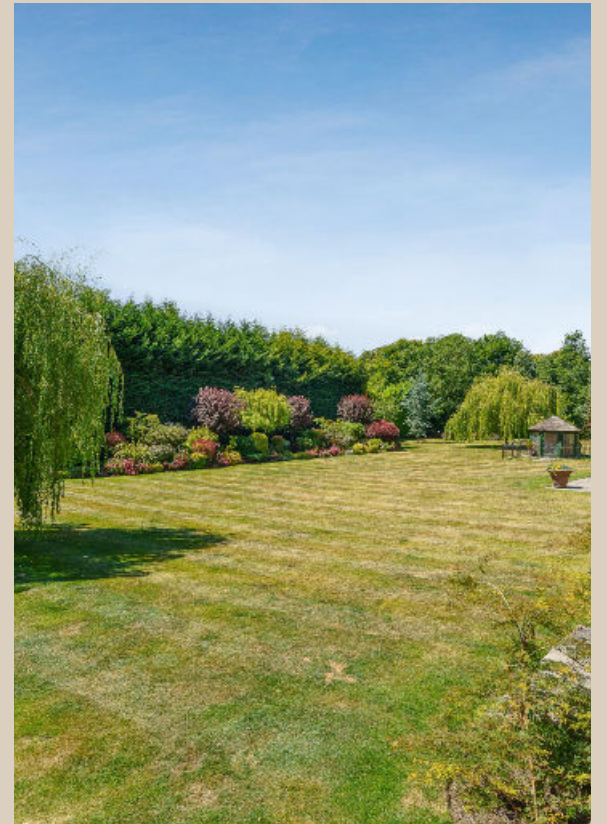
The gardens are an absolute delight spanning just over an acre and offer a high degree of privacy with mature shrub and tree borders.

Of particular note is the detached annexe which comprises of a living room, bedroom and shower room enjoying the most delightful views of the gardens.

There is a triple garage with a separate chef's kitchen and utility room.









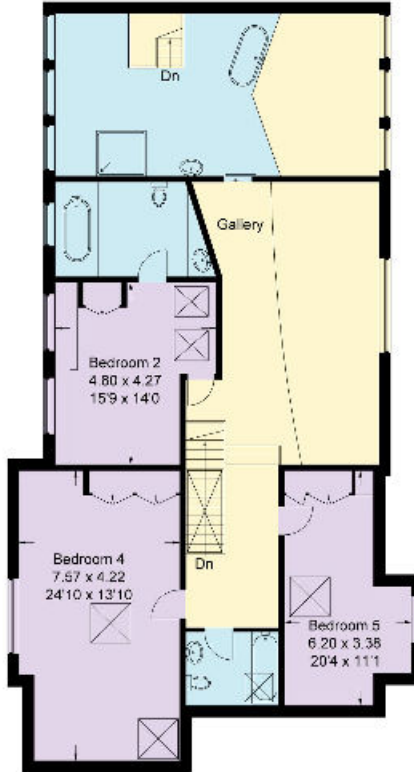


## Approximate Gross Internal Floor Area (house, annex, outbuildings) 394.3 sq m / 4,244 sq ft

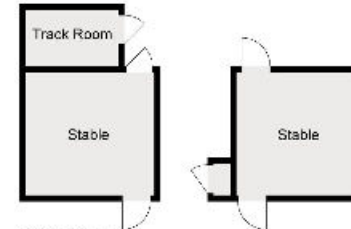
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



**Ground Floor**



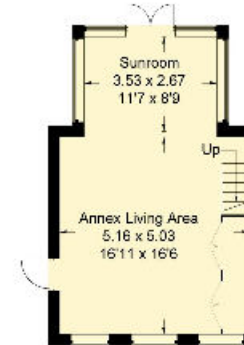
**First Floor**



**Outbuildings**  
(Not Shown In Actual Location / Orientation)



**Annexe First Floor**



**Annexe Ground Floor**

Knight Frank  
Ascot  
59 High Street  
Ascot SL5 7HP

[knightfrank.co.uk](http://knightfrank.co.uk)

I would be delighted to tell you more

Greg Crosse

01344 592792

[greg.crosse@knightfrank.com](mailto:greg.crosse@knightfrank.com)



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated July 2022. Photographs and videos dated July 2022.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.