



EASTGATE

Englefield Green | Surrey



A DETACHED HOUSE IN ENGLEFIELD GREEN

set in circa 0.5 acre with a heated swimming pool.



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Local Authority: Runnymede Borough Council

Council Tax band: H

Tenure: Freehold

Guide Price: £2,500,000



EASTGATE

Eastgate sits on Coopers Hill Lane in the well-located and desirable village of Englefield Green. There is a large reception hall with open fireplace which leads into the stunning bespoke kitchen / breakfast / family room which has a part vaulted ceiling and enjoys access and splendid views over the rear gardens.

There is superb reception space which is perfect for those who like to spread out or work from home. The amazing studio/workspace could suit an artist or house a gym and there is a large utility room that accesses the 500+ bottle sunken wine cellar.

The master bedroom suite has a separate large dressing room and bathroom, and there are three further double bedrooms, all of which have en-suites, and a downstairs cloakroom with bathroom. All the upstairs rooms are air conditioned.









OUTDOORS

Electric double gates lead onto a large gravelled parking area where the carport is located, and a gate leads into the main gardens where the house sits central to its beautiful plot with privacy provided by the mature trees and shrubbery.

The orchard area has apple, damson and plum trees, and throughout the garden the borders are beautifully stocked. There is plenty of space for children to run around and there is a heated swimming pool measuring approx. 32' x 16' with 'walk on cover'.







LOCAL AMENITIES

The best of village charm with excellent connectivity.

This charming location offers everyday conveniences with a selection of local shops, cafés, and amenities, while nearby Egham provides a wider range of services. For more extensive shopping and leisure options, both Windsor and Staines are within easy reach.

Excellent transport links make this an ideal location for commuters. Rail services to London Waterloo are available from Egham (1.6 miles), Staines, and Virginia Water, with journey times from 40 minutes. Road connections are equally strong, with nearby access to the M25 (Junction 13), offering links to the M4, M3, and Heathrow Airport.

The area is renowned for its outstanding choice of schools, including prestigious institutions such as Eton College, Wellington College, St. George's School, St Mary's School, Papplewick, Bishopsgate School, St. John's Beaumont, and Lambrook School. For international education, both TASIS and ACS International School are close by.

Please note: all times and distances are approximate.



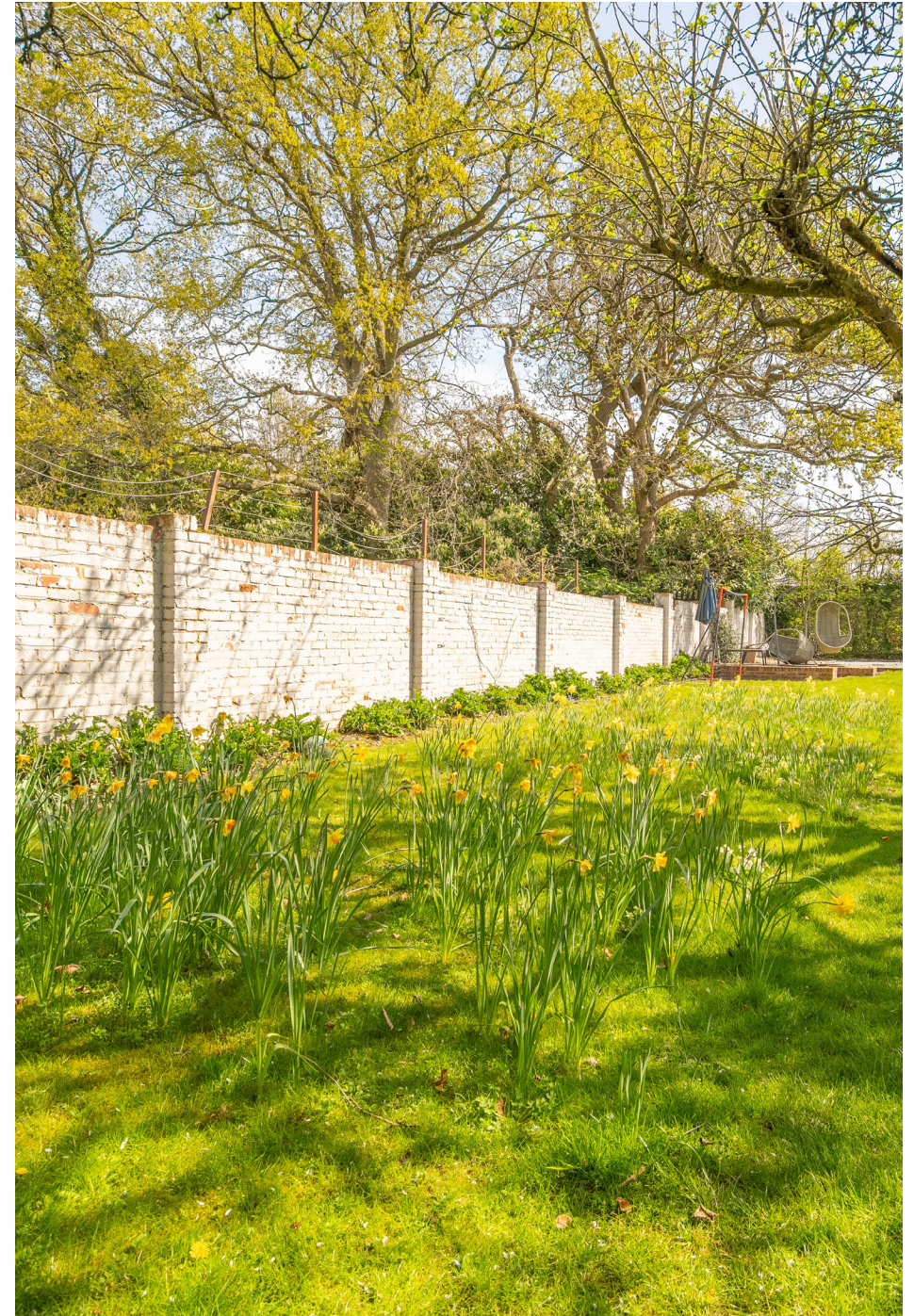




LOCATION

Englefield Green is known for its strong sense of community, village green cricket, and historic character. It is home to the beautiful campus of Royal Holloway, University of London, and is moments from the open spaces of Windsor Great Park, the tranquil Savill Garden, and the historic site of Runnymede, where the Magna Carta was signed in 1215. The nearby RAF Memorial provides a peaceful place for reflection with breathtaking panoramic views across the Thames Valley.

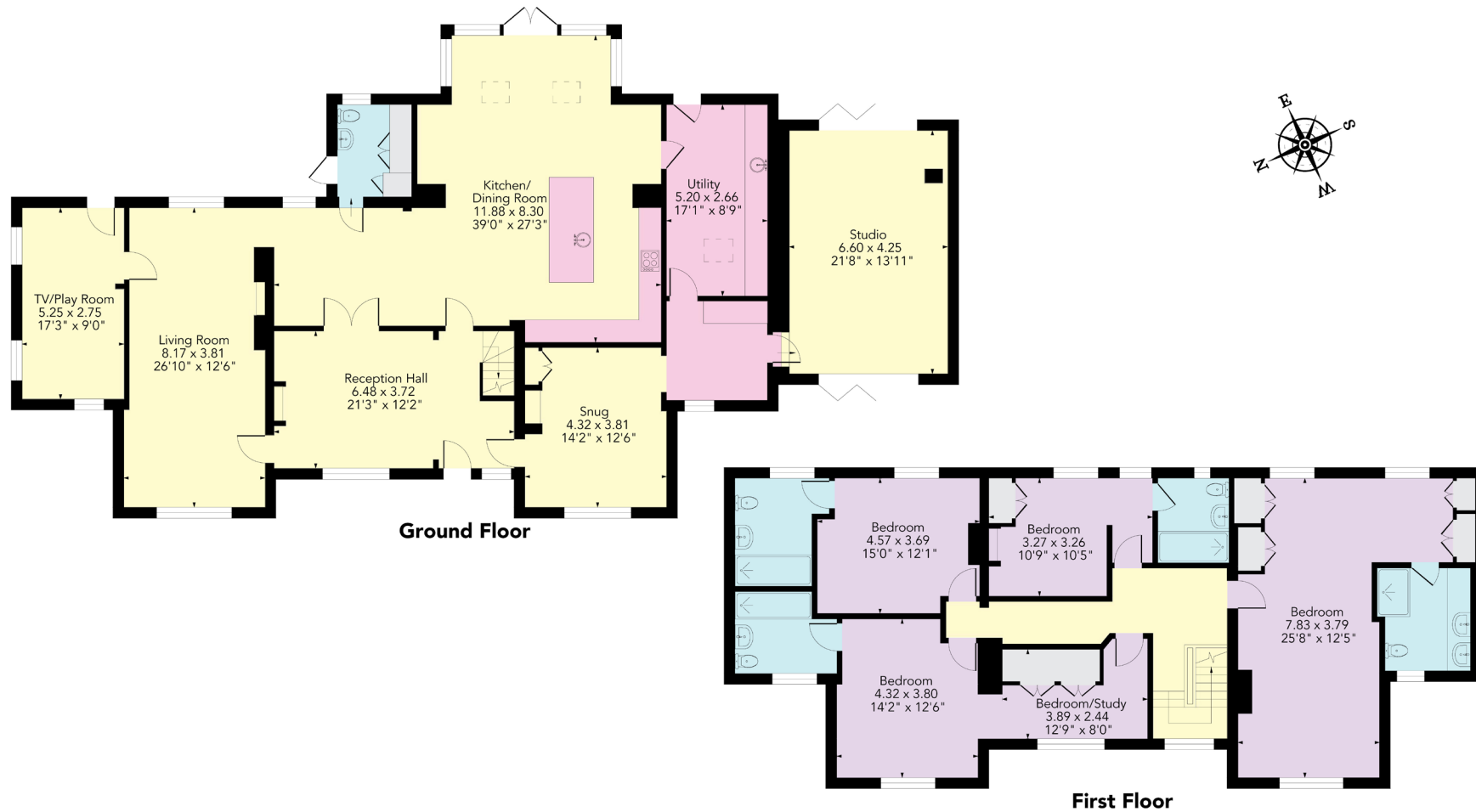
Nearby Windsor hosts a vibrant calendar of events including the Royal Windsor Horse Show, Windsor Farmers' Market, Windsor Dog Show, Windsor on Ice, and a full programme at the Theatre Royal Windsor. The iconic Changing of the Guard at Windsor Castle remains a spectacular reminder of the town's royal heritage.





APPROXIMATE FLOOR AREA
House - 354.00 sq m - 3807 sq ft
(Gross Internal Area)

NOT TO SCALE
This plan is for illustration purposes only



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst ever in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant u

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