



KING JOHNSQUARE

Englefield Green | Surrey



A STUNNING TOWNHOUSE OFFERING LUXURIOUS LIVING

within an exclusive private and gated estate.



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Tenure: Freehold

Local Authority: Runnymede Borough Council

Council Tax band: H

Guide Price: £3,300,000



16 KING JOHN SQUARE

Situated within the luxurious Magna Carta Park development; an exclusive collection of homes nestled within acres of woodland, gardens and greenery, with extensive amenities including a tennis courts, concierge, 24-hour security and all weather practice putting green & chipping bunker. Built by Royalton Residences, designed by period architect Julian Bicknell & associates with interior design by Alexander James Interiors. The estate has access to the neighbouring Audley, Coopers Hill which has an indoor pool, spa and restaurant (subject to membership costs).

This wonderful townhouse is designed in a formal regency style, which integrates contemporary life within exquisite architectural detail. This property is an excellent example of a classic modern house.









OVERVIEW

Steps lead up to the elegant stone portico opening to the reception hall. The ground floor boasts a stylish kitchen with integrated appliances. Pocket sliding doors connect from the kitchen/dining room through to the adjacent and impressive drawing room. This room has a feature fireplace with contemporary fire and two sets of French doors opening on to an elevated and private terrace.

On the lower ground floor is the utility room and access to the garage. The spacious sitting/family room on this floor offers additional reception space to entertain. The sliding doors open on to the covered lower terrace. This is the perfect area for 'al fresco' dining.

On the first floor is the principal bedroom. This beautifully designed room features a Juliet balcony that offers views over the gardens. It features double doors that lead into a luxurious en suite bathroom. There is also a fully fitted and bespoke dressing room. There are three further en suite bedrooms, cleverly arranged over two floors.







LOCATION

To the front of the property is access to the secure garage and driveway parking. The private garden at the rear has an extensive terrace edged with formal hedging for privacy. The elevated and lower terraces offer wonderful spaces perfect for summer entertaining.

Magna Carta Park offers spectacular park-like grounds in one of the finest locations in the area. This impressive estate is adjacent to the historic Windsor Great Park, there is easy access to Savill Gardens, the Valley Gardens and Virginia Water Lake. Virginia Water, Sunningdale and Ascot are close by, providing excellent local facilities.

There are mainline train services from Virginia Water and Sunningdale to London Waterloo taking about 50 minutes and the property is superbly located for access to central London via the M25 or A30. Heathrow Terminal 5, Gatwick and the national motorway network are also within easy reach.

Please note: all times are approximate.







LOCAL AMENITIES

Sporting facilities in the area include racing at Ascot and Windsor. Polo is at Smith's Lawn in the Great Park and the Royal County of Berkshire Polo Club. There are many prestigious golf courses within a few miles including Wentworth, Sunningdale, Queenwood and Foxhills.

The area is well known for the quality of its private schools for all ages with Eton College, ACS Egham, and St. George's Ascot. Preparatory schools include Lambrook, Papplewick, Hall Grove, Sunningdale, Bishopsgate and St. Mary's school for girls.

There are some lovely local pubs and restaurants including The Barley Mow, The Bailiwick and The Fox & Hounds in Englefield Green and The Loch & The Tyne in Old Windsor. There are also a number of luxury hotels including The Fairmont, Great





Approximate Gross Internal Area
3370 sq. ft / 313.12 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

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