



Spacious house with superb garden & swimming pool

10 Clarence Drive, Englefield Green, Egham, Surrey TW20 0NL

Freehold





Reception hall • 2 reception rooms & study • kitchen/ breakfast/family room • 6 bedrooms (2 en suite) • 2 further bathrooms • utility room & 2 cloakrooms • garage & off-street parking • garden with swimming

Local information

Clarence Drive is set in one of the most sought after and superbly accessible locations outside London. The property benefits from exceptional access to London and all main forms of communication. Although the commuter links are superb, the area around the property still maintains a semi-rural feel.

There is an extensive choice of schools which include Eton College, Wellington College, St. Georges School for girls, St Marys School for girls, Papplewick School, Bishopsgate School, St. John's Beaumont School, Lambrook School. For international schooling, TASIS (The American School) and ACS (American Community School).

The area has an excellent selection of restaurants which include The Barley Mow and The Fox & Hounds in Englefield Green. The Oxford Blue in Old Windsor. The Waterside Inn and Fat Duck in Bray. Nearby there is the Wentworth Club, Pennyhill Park and Cowarth Park. Leisure activities in the area include racing at Ascot, Windsor, Epsom and Sandown Park. Polo at Guards Polo Club, The Royal County of Berkshire Country Polo Club and Cowarth Park. Golf at Wentworth, Sunningdale, Swinley Forest and The Berkshire. Walking, riding and other country pursuits with attractions such as Virginia Water Lake, The Savill Garden and Windsor Great Park.

Egham train station provides a regular service to London Waterloo (Aprox.40-45 minutes). The M25 is close by giving easy access to London and the national motorway network and Heathrow International Airport is within easy reach.

About this property

Clarence Drive is a tree lined cul-de-sac set close to the village of Englefield Green. This is a superb family residence offering over 4300 sq ft set over three floors. The extensive flowing accommodation lends itself beautifully to both family life and formal entertaining.

The double oak front door opens onto the impressive 29ft tiled reception hall which leads to all reception rooms. French doors open into the double aspect dining room with attractive feature fireplace and French doors connecting to the sitting room. The 23 ft square sitting room offers an impressive space for family or formal relaxation. French doors lead out onto the paved sun terrace. Designed to be the heart of this family home is the well equipped kitchen. A comprehensive range of modern units, integrated appliances, marble counter tops, and large central island with breakfast seating. This flows into the breakfast/family room which has ample space for both informal dining and T.V snug with French doors opening out onto the garden. Adjoining this is a very sizeable utility room with laundry



plumbing and access to the integral garage. A cloakroom and study complete this accommodation on this floor.

On the first floor the spacious landing, featuring the impressive wood staircase with attractive detailing on the balustrade, leads to four of the six bedrooms in this house. The master bedroom is spacious with front facing view and luxurious en suite bathroom with jetted bath, separate shower and twin vanity sinks. There are three further large double bedrooms on this floor. One with en suite and the other two sharing a 'Jack & Jill' bathroom.

On the second floor, there are two further double bedrooms with garden facing views and a family shower room. There is also access to eaves storage on this floor.

To the front of the property is an expansive paved driveway which allow parking for several cars and access to the double garage. Set behind a low brick wall the beds are thoughtfully planted to provide year round texture and interest. Impressive mature trees either side of the drive create an impressive and welcoming entrance. The landscaped walled gardens to the rear of the property are truly delightful. A large paved sun terrace leads onto an immaculately maintained lawn. Shaped borders with mature planting hug the lawn drawing your eye down the garden to the majestic feature trees and the heated swimming pool. The sun terrace is the perfect space for outdoor entertaining with the adjoining outdoor kitchen with BBQ and pizza oven. It is also the best spot to sit back and admire the

pond with its water feature and rockery back drop. A garden truly designed for those who enjoy being outdoors.

Tenure

Freehold

Viewing

Strictly by appointment with Savills





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Gross internal area (approx) 4384 sq ft

Outbuildings 469 sq ft

Total 4853 sq ft



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John Henson

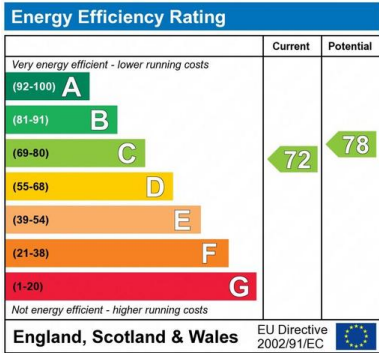
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