



LUXURY MODERN RESIDENCE SET IN HIGHLY DESIRABLE GATED DEVELOPMENT

2 BARONS WOOD,
TITE HILL, ENGLEFIELD GREEN TW20 0ND

Freehold

savills

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Reception hall ♦ 3 Reception rooms ♦ Kitchen/breakfast room
♦ Master bedroom suite ♦ 5 Further bedrooms (2 ensuite) ♦
Family bathroom ♦ Utility room ♦ Cloakroom ♦ Double garage
♦ Garden ♦ EPC rating = B

Situation

Englefield Green is surrounded by miles of beautiful countryside yet is still within easy commuting distance of Central London. The house is conveniently situated for the village centre which is known for its quintessential village green and cricket pitch. The village offers a good range of local shopping amenities. Further extensive shopping and leisure amenities may be found in Windsor, Egham and Staines, all of which are within easy reach.

Rail connections to London (Waterloo) are available from Egham, Staines, Datchet and Windsor and access to the M25 is available via Junction 13, which in turn provides access to the M4, M3 and Heathrow Airport.

Excellent sporting and leisure facilities in the area include golf at many well-known local courses including Wentworth and Sunningdale; polo at Smith's Lawn and The Royal Berkshire; racing at Ascot and Windsor; tennis at nearby Coopers Hill Lawn Tennis Club; walking and horse riding in Windsor Great Park (subject to the necessary riding permit); boating on some stretches of the River Thames. Virginia Water Lake and Savill Garden are in close proximity.

There is extensive schooling in the area including Bishopsgate School, St. John's Beaumont, Eton College, St. Mary's School, Heathfield, St. George's, Papplewick, Marist Convent, Tasis England American School and The American Community School. There are coach services from Englefield Green to the Hampton School, Lady Eleanor Holles, Sir William Perkin's, Chertsey, and St. George's, Weybridge.

Description

Barons Wood is an exclusive gated development of detached family homes in the sought after village of Englefield Green. This house offers superb accommodation over three floors with underfloor heating and a quality finish throughout. The flowing layout is ideal for both family life and entertaining.

Ground Floor

- Spacious and welcoming reception hall with access to all main reception rooms and coat storage
- Spacious double aspect sitting room with contemporary feature fireplace and French doors opening onto the garden terrace
- Dining room with French doors connecting it to the kitchen as well as French



doors opening onto the garden

- Study with bespoke book shelves and front facing view
- Contemporary kitchen which has an extensive range of high gloss units, integrated appliances and central island. The breakfast area has views over the garden with French doors opening directly onto the paved terrace
- Utility room with laundry appliances, a range of storage units and direct garden access
- Cloakroom

First Floor

- Spacious master bedroom with walk-in wardrobe and fitted wardrobes. The luxurious en suite has twin sinks, shower and bath
- Three further beautifully presented bedrooms (two en suite)
- Modern fully tiled family bathroom with separate shower

Second Floor

- Two further bedrooms
- Bathroom

Outside

- Detached double garage

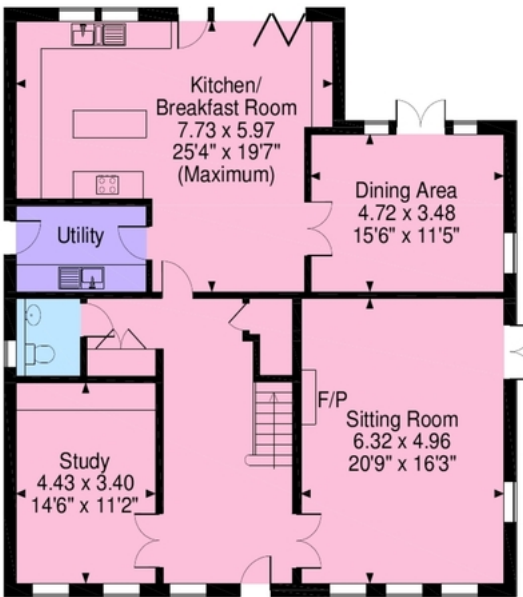
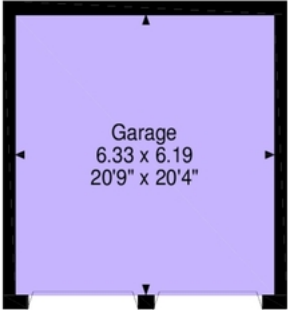
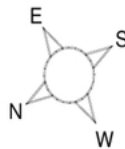
To the front of the property is an expansive driveway leading to the double garage. The well maintained garden has formal hedging edging the lawn creating an attractive and welcoming entrance. To the rear of the property the terraced garden is principally laid to lawn. The upper terrace has a paved patio adjoining the house has created the perfect spot for outdoor entertaining. The lower terrace has well-stocked shrub and tree borders providing interest and privacy.

Viewing:

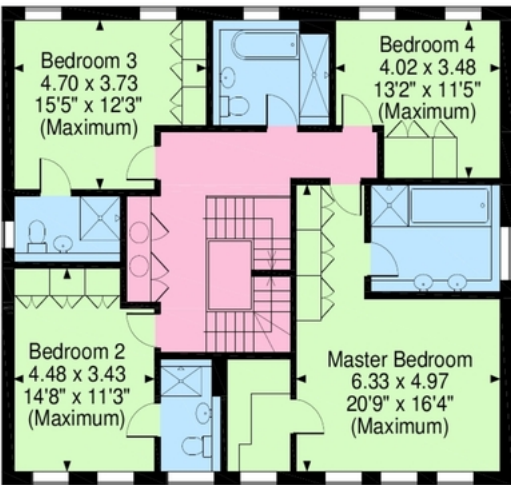
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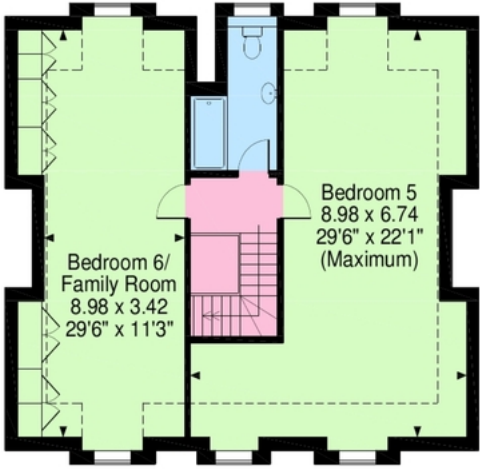
Baron Wood, Tite Hill, Egham
Approximate Gross Internal Area
Main House = 3537 Sq Ft/329 Sq M
Garage = 422 Sq Ft/39 Sq M



Ground Floor



First Floor



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Savills Windsor
windsor@savills.com
01753 834 600

savills.co.uk

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| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | 86 | 86 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales EU Directive 2002/91/EC | | |