



# Superb brand new home in sought after location

**Apple Tree House, Hollycombe, Englefield Green, Surrey TW20 0LQ**

Freehold



Reception hall • 3 reception rooms • kitchen/dining room • 5 bedrooms (3 en suite) • family bathroom • utility room & cloakroom • double garage • garden

#### Local information

Apple Tree House is situated in the highly sought after area in the picturesque village of Englefield Green, where cricket is still played on the well-known green.

The area is much favoured for its quality schooling which include 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.

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

#### About this property

Apple Tree House is a sensational, brand new family home offering bright and spacious accommodation that, combined with the modern and luxurious features, lends itself equally well to both formal entertaining and relaxed family living. Designed with a discerning and busy household in mind, it meets the requirements of modern-day living. The house has under-floor heating to both ground and first floors and solid oak internal doors.

On the ground floor, is a reception hall that creates a welcoming entrance. This leads to the study and sitting room, entered via double doors with a feature fireplace with log burner. Of particular note is the spacious, multi-functional kitchen/family/dining room with direct access to the gardens via the family room with two sets of bi-folding doors that take full advantage of the outlook over the rear garden. The luxury kitchen is comprehensively fitted with a range of sleek units, numerous integrated appliance and contrasting work surfaces. This area offers room for both dining and relaxation. Adjoining the kitchen is a utility room with fitted units and laundry plumbing and a cloakroom.

On the first floor, there is a spacious master suite comprising of a bedroom, dressing room and luxurious en suite bathroom with contemporary freestanding bath and separate shower. There are two further bedrooms on this floor, both of which are en suite. On the second floor are two further bedrooms and a family bathroom.

To the front of the property is a paved driveway and landscaped garden creating an inviting entrance. To the rear the south facing garden is principally laid to lawn with a sun terrace adjoining the house creating the perfect space to enjoy outdoor entertaining. The double garage to the rear is accessed via a private lane.







**Apple Tree House, Hollycombe, Englefield Green, Surrey TW20 0LG**  
**Gross internal area (approx)** 2602 sq ft  
**Outbuildings** 287 sq ft  
**Total** 2889 sq ft



savills

savills.co.uk

**John Henson**  
Savills Windsor  
**01753 834 600**  
windSOR@savills.com

Approximate Area = 241.7 sq m / 2602 sq ft (Excluding Void)  
Garage = 26.7 sq m / 287 sq ft  
Total = 268.4 sq m / 2889 sq ft  
Including Limited Use Area (18.3 sq m / 197 sq ft)  
For identification only. Not to scale.  
© Fourwalls Group



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 242488

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	85	89
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

**Important notice:** Savills, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 91029042 Job ID: 136666 User initials: JF

