



Remarkable family home in an exclusive development

**36 St. David's Drive, Englefield Green, Surrey TW20 0BA**

£1,650,000 Freehold





Reception hall • 3 reception rooms • kitchen • 5 bedrooms (3 en suite) • family bathroom • utility room • 2 cloakrooms • garden, double garage

#### Local information

St David's Drive is situated in the picturesque village of Englefield Green (approx. 0.8 miles). Shopping amenities catering for 'day to day' needs are available in the village and in Egham whilst further extensive facilities for both shopping and leisure may be found in Windsor and Staines.

Rail connections to London (Waterloo) are available from Egham (approx. 1.6 miles away) (approx. journey time to Waterloo from 40 minutes), Staines and Virginia Water.

Access to the M25 is available via Junction 13, which in turn provides access to the M4, M3 and Heathrow Airport.

Extensive schools choice 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).

#### About this property

St. David's Drive is an exclusive gated development set in sought after Englefield Green. This stunning house has been finished to the highest standard. Creating a stylish home ideal for family life and entertaining.

The reception hall creates a striking first impression featuring a staircase with a large landing window, sleek glass and oak balustrade. The ground floor features a wonderful open plan

kitchen/dining/family room. Bi-fold doors open on to the sun terrace creating that sought after indoor/outdoor space. This room is cleverly zoned to provide relaxed seating with a feature wall, bespoke cabinetry and wood burner. The kitchen has an extensive range of drawers, integrated Siemens appliances and large central island with seating. A sitting room, well-appointed study, utility room and cloakroom complete this floor which also has zoned underfloor heating.

The first floor landing has been fitted with library shelving creating a wonderful space to relax. The main bedroom has fitted wardrobes, dressing area and luxurious en suite bathroom. There are four further beautifully presented bedrooms (two with en suite bathrooms & one with en suite cloakroom) a family bathroom completes the accommodation.

The gardens are delightful with a large sun terrace. This has built in seating, firepit and a raised feature bed. This has created a garden ideal space for outdoor entertaining.

#### Tenure

Freehold

#### Local Authority

Runnymede Borough Council band H

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills







**36 St. David's Drive, Englefield Green, Surrey TW20 OBA**

**Gross internal area (approx)** 2908 sq ft

**Outbuildings** 344 sq ft

**Total** 3252 sq ft

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Approximate Area = 270.2 sq m / 2908 sq ft  
 Garage = 32 sq m / 344 sq ft  
 Total = 302.2 sq m / 3252 sq ft  
 Including Limited Use Area (1.6 sq m / 17 sq ft)  
 For identification only. Not to scale.  
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(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		
<b>England, Scotland &amp; Wales</b>	67	74
	EU Directive 2002/91/EC	

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