



CASWELL  
ENGLEFIELD GREEN

BUCKINGHAMS



# Caswell

Bakeham Lane • Englefield Green • TW20 9TU

£1,750,000 Freehold

A charming gated home of unique design, providing outstanding ground floor space ideal for family living and entertaining & enjoying wonderful landscaped gardens on a plot measuring in excess of half an acre with a south westerly aspect to the rear.



- LOVELY CHARACTER HOME DATING FROM 1923
- EXCEPTIONAL ENTERTAINING & FAMILY SPACE
- FIVE DOUBLE BEDROOMS
- SUPERB LANDSCAPED GROUNDS
- EASY WALK TO VILLAGE CENTRE
- SIX RECEPTION ROOMS
- PLOT MEASURING 0.55 ACRES
- EGHAM & VIRGINIA WATER CLOSE BY

RECEPTION HALL OPEN TO CONSERVATORY • CLOAKROOM • DRAWING ROOM  
• DINING ROOM • STUDY • KITCHEN/BREAKFAST ROOM • FAMILY ROOM • GYM/  
GAMES ROOM • UTILITY ROOM • CELLAR • THREE BEDROOM SUITES • TWO FURTHER  
DOUBLE BEDROOMS • FAMILY BATHROOM • DOUBLE CARPORT • BEAUTIFUL GROUNDS

## Description

Caswell is a true delight and a unique proposition; the property has been extended and maintained to an excellent standard throughout and has a host of features including Sonos sound system, the end product being a highly impressive and extremely spacious family home with reception space that is hard to find elsewhere.

The property is set back from Bakeham Lane and has a large driveway providing ample parking which leads to an attractive detached car port; side accesses lead to the lovely South Westerly facing rear gardens, with a very large patio entertaining area having a built in barbeque and weatherproof bamboo roof plus an upper patio with hot tub inside it's own cabana. The gardens are superbly landscaped, with a wide variety of flowering plants & shrubs, the manicured lawn once was a tennis court and is edged by carved stone blocks which were obtained from the Houses of Parliament circa 1930, there is a feature Koi pond and an irrigation system with pop up sprinklers.





01344 845050

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### Rear Garden

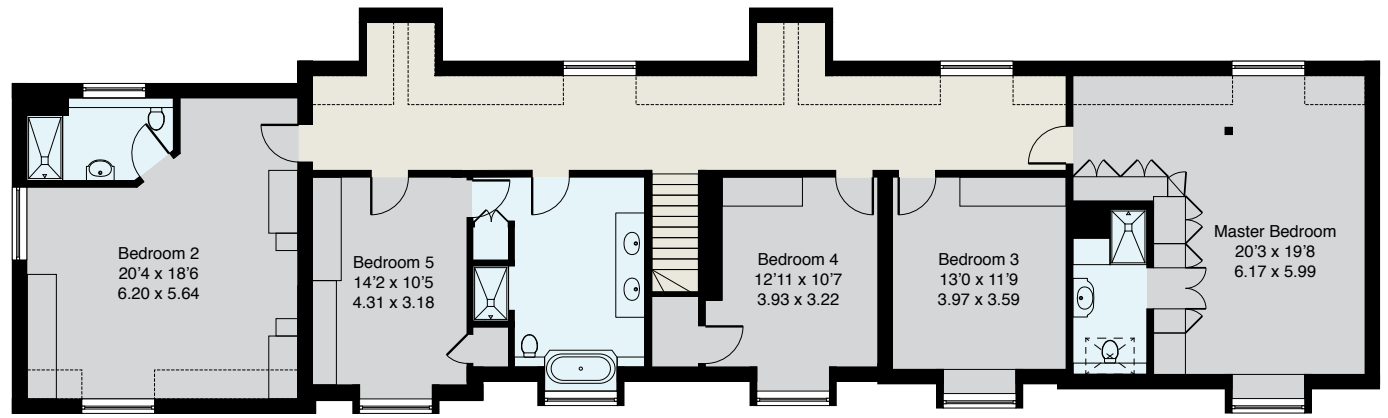
The southerly aspect rear garden is an ideal location for entertaining family & friends and includes:

- BUILT IN BARBEQUE WITH BAR AREA AND WEATHER PROOF BAMBOO ROOF
- FIRE PIT AND CASUAL SOFT SEATING AREA
- OVERHEAD INFRA-RED HEATING
- PERGOLA WITH GRAPE VINE
- SONOS OUTSIDE SPEAKERS
- CABANA HOUSING HOT TUB
- ATTRACTIVE TREE LIGHTING

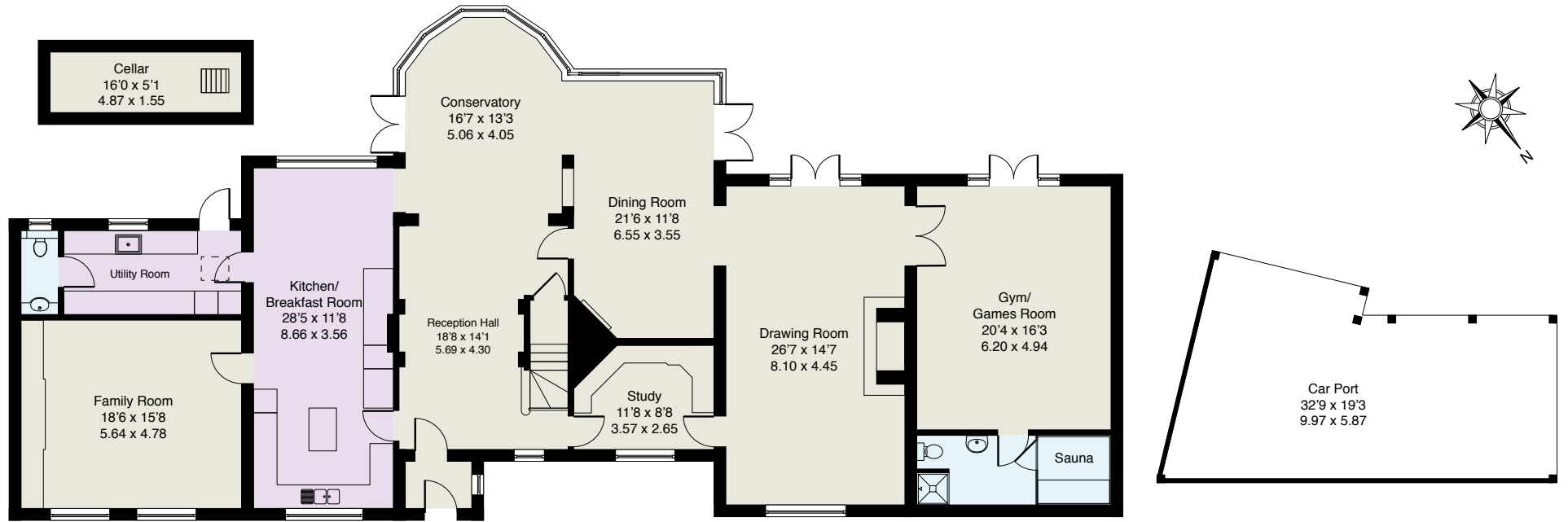
### Directions

From our offices on Station Approach, Virginia Water, turn left onto Christchurch Road and at the roundabout take the 4th exit right onto Callow Hill. After approximately one mile Callow Hill becomes Bakeham Lane, continue past the left turn for Simons Walk and Caswell will be found on the left hand side just after the left hand bend and the right turn for Prune Hill.

**Approximate Gross Internal Floor Area :**  
 Ground Floor 238 sq m / 2558 sq ft  
 First Floor 165 sq m / 1773 sq ft  
 Cellar 7 sq m / 81 sq ft  
**Total 410 sq m / 4412 sq ft**



**First Floor**



**Ground Floor**

EPC: D62.

**Important Notice**

These particulars and measurements are believed to be correct but their accuracy is not guaranteed by the Vendor or Vendor's Agents and they do not constitute any part of a contract. It is not our Company Policy to test services and domestic appliances so we cannot verify that they are in working order. The buyer is advised to obtain verification from their Solicitor or Surveyor.

Ref:CB011603183 HPI ©2018 Not to Scale. Any Areas, measurements or distances given are maximum and approximate only, no decisions without checking should be made when reliant upon them.

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