



ILEX HOUSE  
ENGLEFIELD GREEN

BUCKINGHAMS



# Ilex House

29B Northcroft Road • Englefield Green • TW20 ODP

£1,995,000 Freehold

A beautifully presented detached family home providing outstanding accommodation over three floors and enjoying a lovely, private South facing rear garden in a quiet gated enclave.

- STUNNING MODERN HOME
- PRIVATE SOUTH FACING GARDEN
- EXCEPTIONAL FINISH THROUGHOUT
- WALKING DISTANCE TO VILLAGE CENTRE
- FIVE BEDROOMS, FIVE BATH/SHOWER ROOMS
- EGHAM TOWN & RAIL STATION 1.5 MILES APPROX
- WONDERFUL KITCHEN/DINING/FAMILY SPACE
- LONDON WATERLOO FROM 41 MINS

RECEPTION HALL • CLOAKROOM • DRAWING ROOM • STUDY • IMPRESSIVE KITCHEN/DINING/FAMILY ROOM • UTILITY ROOM • MASTER BEDROOM WITH DRESSING ROOM AND EN SUITE BATH & SHOWER ROOM • TWO FURTHER FIRST FLOOR BEDROOM SUITES • FIRST FLOOR LAUNDRY • TOP FLOOR FOURTH BEDROOM • BATHROOM & LOFT STORE PLUS FIFTH BEDROOM SUITE/FLAT WITH KITCHENETTE & SHOWER ROOM • DOUBLE GARAGE • LANDSCAPED GARDEN

## Description

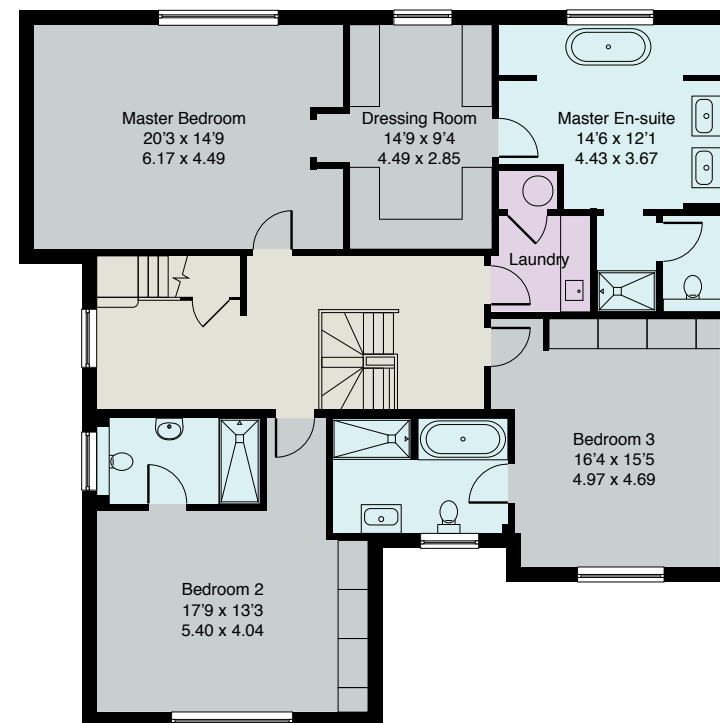
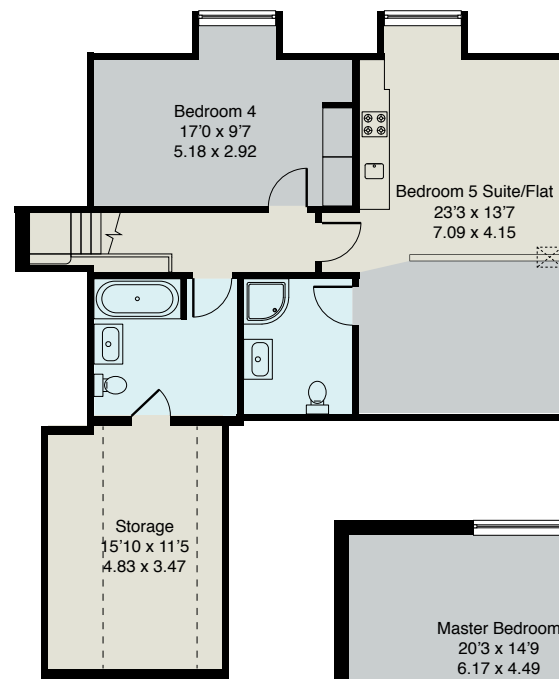
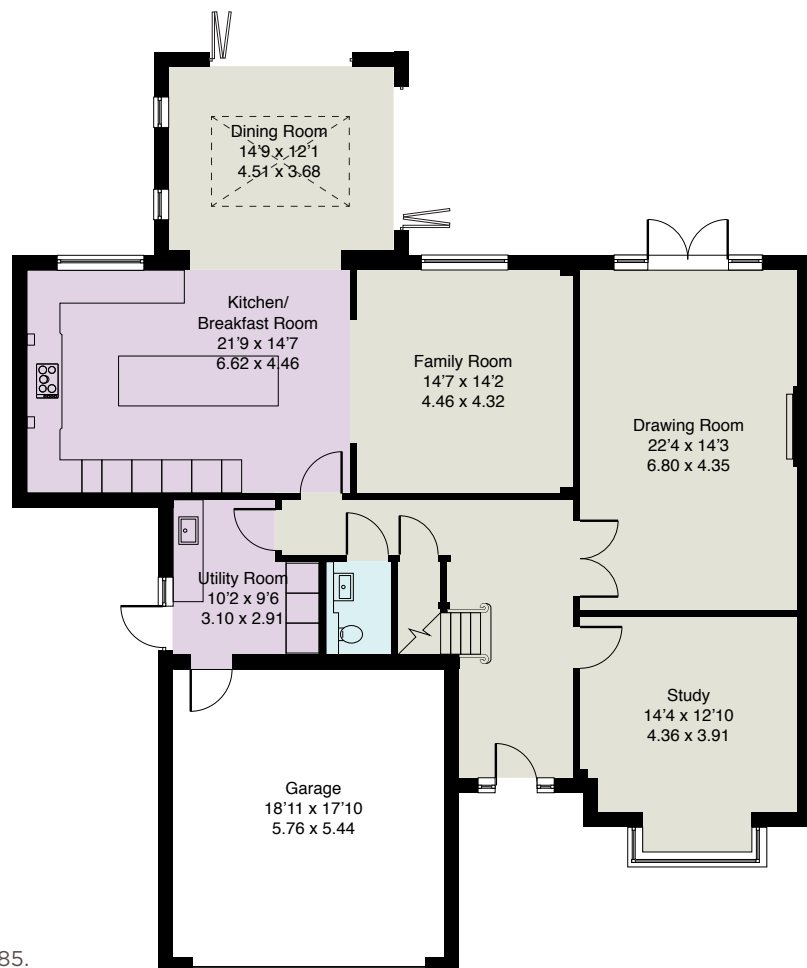
Ilex House was constructed to an excellent specification throughout in 2017 by the renowned local developer Windsor Homes; the quality of build & finish is truly second to none, the internal layout ideal for various family needs and the location hard to beat, being tucked away to the rear of this gated development of four homes yet an easy walk to the village green and shops/restaurants.

## Directions

From our offices on Station Approach, Virginia Water turn left onto Christchurch Road, follow the road all the way to the junction with the A30 London Road & turn right towards London. After passing the traffic lights with the American Community School to your right, at the next set of traffic lights turn left into St Judes Road and proceed into Englefield Green village. Carry on through the village then upon reaching the Green turn left into Barley Mow Road, bear left again into Northcroft Road and follow the road round the left, then right bend. Turn left into the gated entrance for the four homes forming the development and Ilex House will be found to the rear on the left.



**Approximate Gross Internal Floor Area :**  
Ground Floor 183 sq m / 1970 sq ft  
First Floor 155 sq m / 1668 sq ft  
Second Floor 80 sq m / 861 sq ft  
**Total 418 sq m / 4499 sq ft**



EPC: B85.

**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: IHB011005193 HPI ©2019 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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