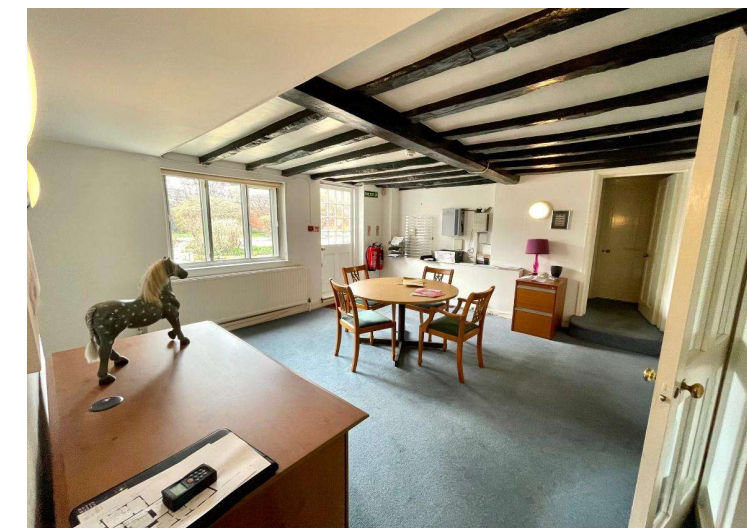
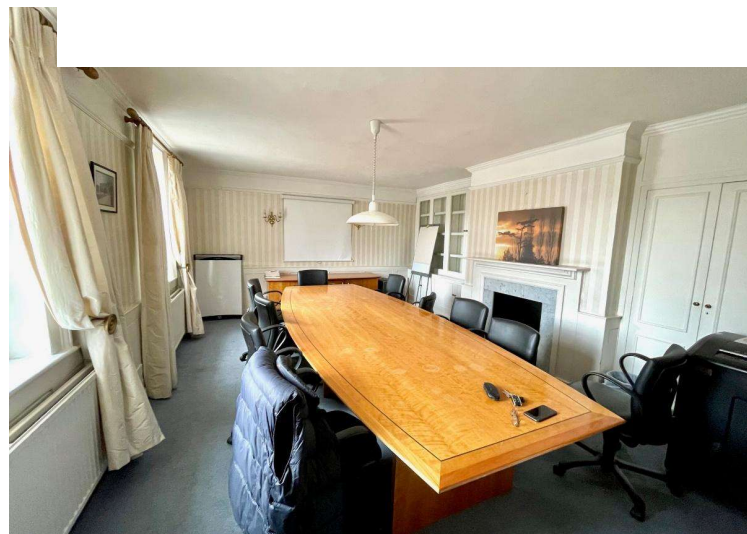




High Street, Egham, Surrey, TW20 9HB

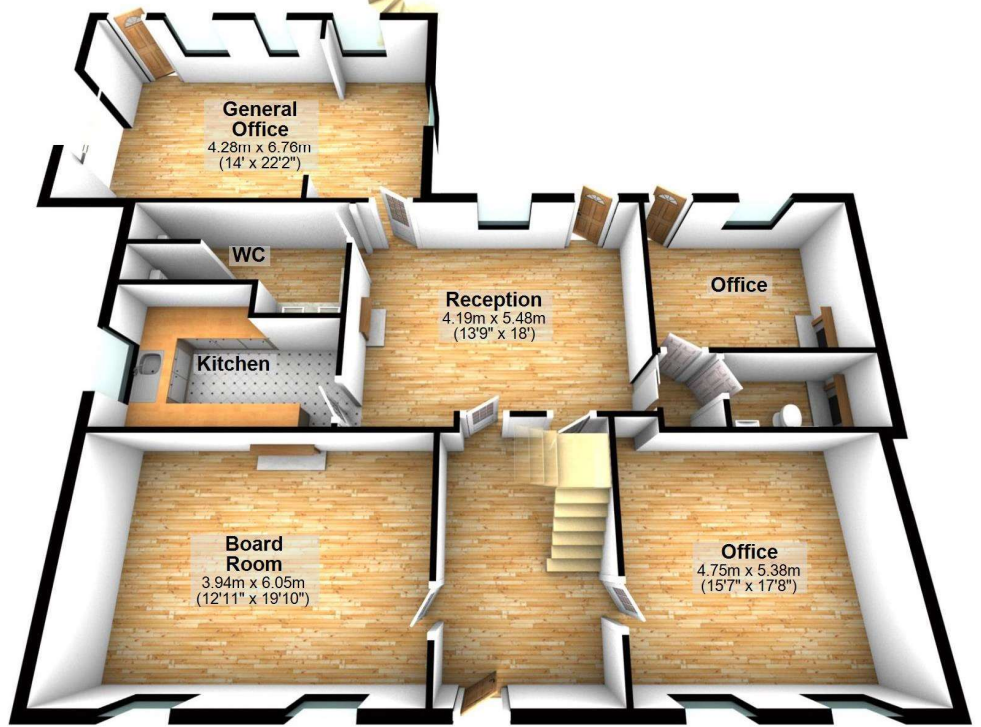
£1,000,000 Freehold

Marchamont House is an attractive listed period building of 2,883, ft. Built in 1876, the space is set over ground and first floors, with basement storage and an additional annexe/cottage, all set within a landscaped garden. The property also benefits from a private off street parking area to the rear of the property which is accessed via Marchamont Close. Marchamont House is currently an income providing multi tenanted office building, achieving £64,000 per annum with potentially another £33,000 per annum when at full capacity. Having previously been a residential home, we feel this could be put back to its former glory and also be used as a live in business with an annexe. Located close to mainline station with easy access to the M25 and Windsor Great Park.



### Ground Floor

Approx. 135.1 sq. metres (1454.3 sq. feet)



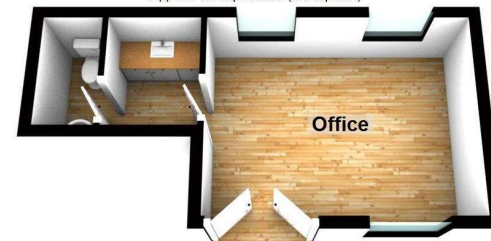
### First Floor

Approx. 132.8 sq. metres (1428.9 sq. feet)



### Ground Floor Annexe

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 267.9 sq. metres (2883.2 sq. feet)

Measurements are approximate. Nevin & Wells Residential have not tested systems or appliances.

## LOCATION

Egham's location means you are surrounded by acres of countryside yet only 20 miles from the centre of London, Runnymede National Trust, Historic Windsor Great Park and Virginia Water are close at hand whilst the River Thames meanders along its northern boundaries offering excellent recreational facilities. There are a number of private and public clubs, including Wentworth golf club, The Runnymede – on-Thames Hotel (including health club and spa) and Royal Ascot Racecourse. The prestigious Royal Holloway College, University of London is situated in Egham and is also a dynamic influence in the area. For the motorist you have easy access to the M25, M3, M4 and M40. You are within easy reach of Heathrow (7 miles) and Gatwick (40 miles) airports. The rail network provides a fast commute into London Waterloo (39 mins fast service) or Reading and is serviced by South West trains. A step back in Egham's history sees the Magna Carta being sealed at nearby Runnymede in 1215. A sculpture commemorating the act can be found in Church Street in the centre of town. In 1886 Her Majesty Queen Victoria opened Royal Holloway College in Egham, and Her Royal Highness The Princess Royal, is the present Chancellor of the University of London which it joined in 1900.

