

NEVIN — & — WELLS

Distinctive Homes

Established 2002



Windsor Road, Egham, Surrey, TW20 0AA

£1,350,000 Freehold

'Mulberry Lodge' Riverside, Egham, Surrey, TW20 0AA

A truly stunning example of a 'Pollen' built detached residence bought from new in 2004 with superb views overlooking the River Thames, with its own 45ft private moorings. Situated on a plot of approximately 0.9 of an acre approached via electronic gates. The property itself offers four double bedrooms, two with en-suites and the master with a riverside terrace. In addition, there is a vaulted ceiling entrance, bespoke fitted kitchen with utility room and granite surfaces, riverside living room, under floor heating to the ground floor, stunning gardens both front and rear, as well as ample parking and a double garage. Situated close to the Historic Runnymede and Egham High Street, which offers a Waitrose, various coffee shops and an Everyman cinema. You have easy access for major motorways, Heathrow, various golf courses including Wentworth and Foxhills to name but a few and excellent private schooling.

Steps to front door into:

VAULTED ENTRANCE VESTIBULE:

Herringbone parquet flooring, vaulted ceiling, coved ceiling feature turned staircase, cupboard housing boiler and hot water tank, cloak cupboard, double doors to living room and door to:

CLOAK/WET ROOM:

Low level W.C, wall mounted wash hand basin with mixer tap, fully tiled walls, double glazed window to side and overhead shower.

RIVERSIDE LIVING ROOM:

Adams style feature stone fireplace with gas fire inset, coved ceiling, triple aspect double glazed windows to side and rear, French doors onto veranda leading to private moorings and double doors to:

RIVERSIDE KITCHEN:

Hand built shaker style units with granite work surfaces, concealed lighting, built in double oven with six ring gas hob and extractor over, built in double fridge/freezer, built in wine cooler, one and half bowl stainless steel sink unit with instant hot water mixer tap over, breakfast seating for at least six people, fully tiled floors, double draw integrated dishwasher. Double glazed windows to side and rear, French doors onto riverside veranda and double doors into:

UTILITY ROOM:

Hand built shaker style units with granite work surfaces, stainless steel sink unit with mixer tap over, space for appliances. Double glazed window to side and fully tiled floor.

DINING ROOM:

Coved ceiling with double glazed window to rear overlooking garden.

GUEST BEDROOM:

Two built in wardrobes, coved ceiling. Double glazed windows to side and rear overlooking garden. Door to:

EN-SUITE BATHROOM:

Stunning white suite comprising free standing bath with mixer tap and shower over, low level W.C, wash hand basin with concealed tap over and cupboard below, fully tiled walls and floors, double glazed window to side, heated towel rail and walk in shower cubicle.

MEZANINE LANDING:

Ornate radiator, Velux window, hatch to loft, built in storage cupboard and doors to:

RIVERSIDE MASTER BEDROOM:

Built in double wardrobe, further built in corner wardrobe, coved ceiling, double glazed window to front overlooking River and beyond, French doors onto Riverside roof terrace with stunning views up and down the River Thames. Door to:

EN-SUITE:

Large wash hand basin with mixer tap and drawers below, concealed low level W.C, heated towel rail, fully tiled walls and floor, Velux window and oversized walk in shower.

RIVERSIDE BEDROOM THREE:

Radiator, built in eaves storage, hatch to loft, double glazed window overlooking river and beyond.

BEDROOM FOUR:

Radiator, eaves storage and double glazed window to rear overlooking garden.

BATHROOM:

Panel enclosed bath with shower over, concealed W.C, wall mounted wash hand basin with mixer tap, fully tiled walls and floor and Velux window.

OUTSIDE

REAR GARDENS:

Absolutely stunning lawned areas made up of two parts. The first is approached via the double electric gates with a stoned driveway leading up to the double garage, superb lighting to both sides as well as mature trees, curved beds and hedging. The second part offers the pedestrian foot path leading to the splendour that is this property. Again, there is lighting guiding you to a large lawned area with mature trees, offering much privacy and side access to:

RIVERSIDE GARDEN:

With a double pathway leading you across to the towpath and your very own private and secluded moorings. There are lawned areas surrounding the central bedding area and steps taking you up to the riverside veranda.

PRIVATE MOORINGS:

45ft moorings with lawned area, enclosed by hedging.

DETACHED DOUBLE GARAGE:

Brick built with light and power, electric up and over door as well as a charging point for an electric vehicle.

COUNCIL TAX BAND:

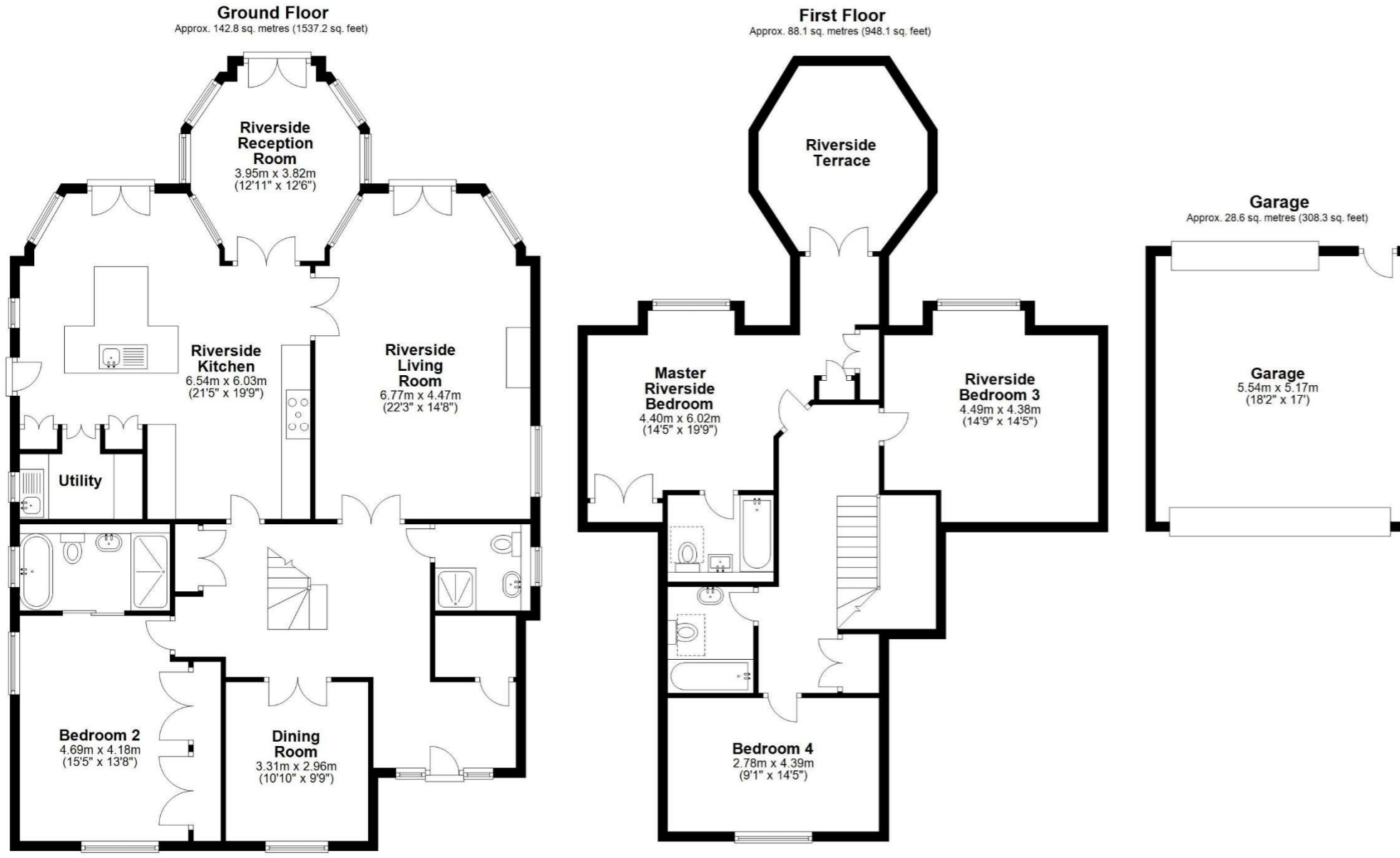
G- Runnymede Borough Council

VIEWINGS:

By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk

FLOORPLAN

EPC



Total area: approx. 259.5 sq. metres (2793.7 sq. feet)

14 Riverside
EGHAM
TW20 0AA

Energy rating
C

Valid until
2 March 2034

Certificate number
2899-3035-4202-5134-5204

Property type: Detached house
Total floor area: 213 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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

