



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <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>	EU Directive 2002/91/EC	

Viewing: by appointment via our Staines Office.

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Please note that under the Consumer Protection Regulations we have endeavoured to make these particulars as reliable and accurate as possible but their accuracy is not guaranteed and they do not form part of any contract as they are prepared as a general guide. We have not carried out a detailed survey or tested any of the appliances, services or specific fittings. Room sizes should not be relied upon for carpets and furnishings. Internal photographs are intended as a guide only and it should not be assumed that any furniture/fittings are included in the sale. Where shown details of the lease, ground rent and service charge have been provided by the Vendor and their accuracy cannot be guaranteed. The buyer is advised to obtain verification from their Solicitor or Surveyor.



Ikos, Tite Hill, Englefield Green, Egham, Surrey, TW20 0NJ

£1,495,000



Oasis are delighted to present this executive detached residence that sits on a large, gated plot at the top of the prestigious Tite Hill in the quaint village of Englefield Green. The property has been refurbished to a very high specification throughout and offers spacious and versatile accommodation as well as plenty of outside space courtesy of the well maintained gardens. Internally, the property briefly comprises; entrance hall leading to front sitting room with parquet flooring and wonderful feature fireplace, integral garage, utility room, downstairs cloakroom and separate dining room with adjoining double doors onto the true hub of the home, a stunning extended kitchen dining space. With under floor heating, vaulted ceiling and bi-folding doors leading out the garden, this room spans the entire width of the property and offers a stylish yet homely place to relax, live and entertain in. Upstairs offers four excellent sized bedrooms, two of which feature en suite shower rooms as well as adjoining dressing areas and Juliette balconies overlooking the rear garden whilst the third bedroom is also en suite and an additional four-piece family bathroom is located off the landing. The mature garden features a wide patio area with a lawn and mature borders beyond whilst to the front there is ample driveway parking set behind electric gates. The property has been renovated and extended creating a contemporary homely ambience yet retaining charm and character.

- Freehold
- Utility Room
- Well Maintained Gardens with
- Fantastic Detached Home
- Study
- Patio Area
- Four Bedrooms
- Under Floor Heating to Ground
- Off Street Parking for Several
- Reception Room with Feature
- Floor
- Vehicles Integral Garage with
- Fireplace
- Two En-Suites
- Remote Closure System
- Luxury Well Planned Kitchen
- Luxury Family Bathroom
- Runnymede Borough Council

Englefield Green is a large village in northern part of Surrey. It is home to Royal Holloway, University of London, the south eastern corner of Windsor Great Park and close to the towns of Egham, Windsor, Staines upon Thames and Virginia Water. The village was built up in the 19th century and contains some beautiful properties and landscapes and excellent local primary and secondary schools.

