

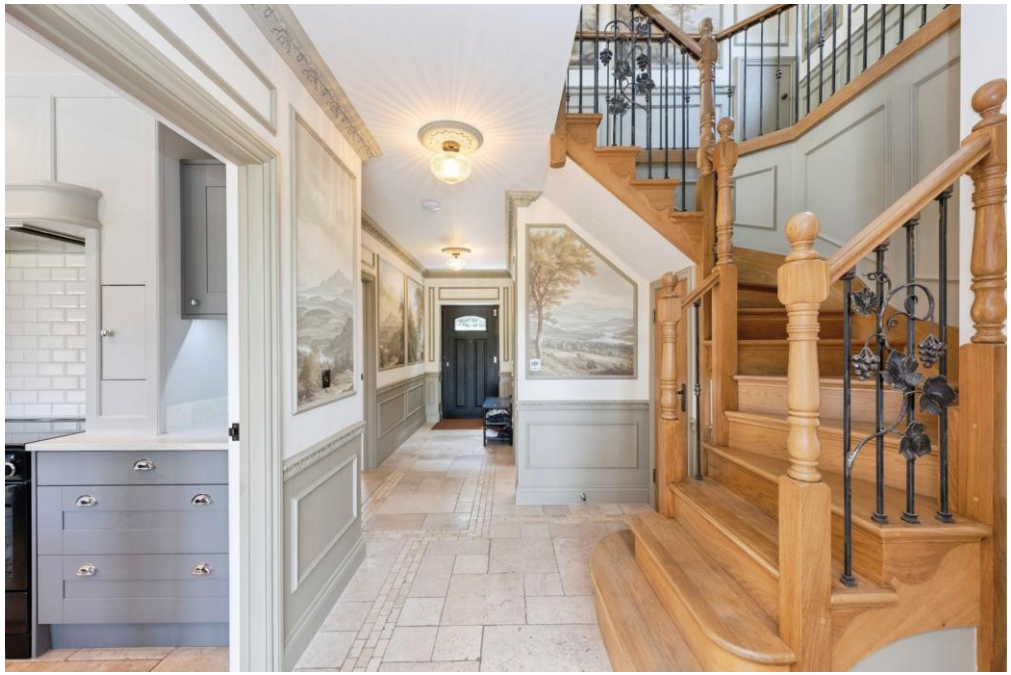
Hawthorne, Ten Acre Lane, EGHAM, Surrey. TW20 8SJ

Asking Price: £1,175,000

Gascoigne-Pees













An exceptional five-bedroom detached residence, this impressive home has been thoughtfully enhanced to create a highly liveable space, flooded with light.
The principal reception rooms are beautifully proportioned, with the main reception room opening directly onto the garden, providing a seamless flow ideal for both everyday living and entertaining.

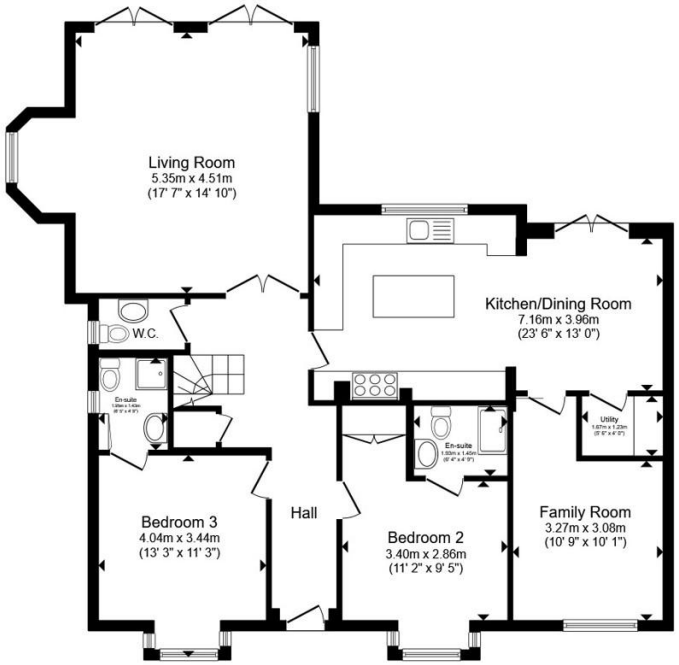
At the heart of the home, the contemporary kitchen/breakfast room offers a superb sociable space, featuring wide glazed doors that open onto the terrace and gardens beyond, further strengthening the connection between indoor and outdoor living. The ground floor also benefits from two generously sized bedrooms, a downstairs W.C., and a separate utility room. Upstairs, the property continues to offer well-balanced accommodation, comprising a principal bedroom with en suite, two further bedrooms, and a family bathroom.

The gardens have been carefully designed to provide a variety of distinct outdoor spaces, including formal terraces ideal for entertaining. Thoughtful planting and structured landscaping ensure year-round interest and privacy.

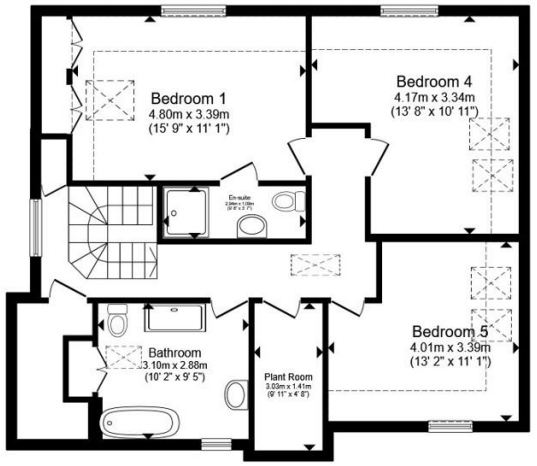
Ideally positioned, the property offers excellent access to Staines, Egham, Windsor, and Virginia Water, as well as convenient links to the wider motorway network. Regular rail services from Egham provide direct connections to London Waterloo. Leisure facilities are exceptional, with horse racing at Ascot and Windsor, polo at Smith’s Lawn and The Royal Berkshire, and world-class golf courses including Wentworth, Sunningdale and Swinley Forest.







Ground Floor



First Floor

Total floor area 197.5 m² (2,126 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections. Powered by www.propertybox.io

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Council Tax Band: **F**

Tenure: **Freehold**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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