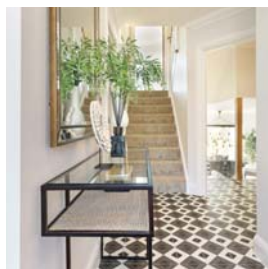




OLD ALBERT MEWS

ENGLEFIELD GREEN



OLD ALBERT MEWS

ENGLEFIELD GREEN

This small and attractive development of just nine homes is located in the heart of Englefield Green village, in the Borough of Runnymede.

An imaginative, wide range of home styles include a terrace of Victorian inspired houses and a courtyard setting of mews style homes.

Conveniently located, Old Albert Mews is within easy reach of Egham town centre and station, the latter, less than 2 miles away, provides rail services into London Waterloo within an hour.

Each home is built to Runnymede's customary high standard to include a high level of specification, private garden, garaging and/or allocated off-street parking.


RUNNYMEDE



THE VILLAGE OF ENGLEFIELD GREEN - THE PERFECT BACKDROP TO YOUR BRAND NEW LIFESTYLE.

Appealing to those looking for an easy to manage lifestyle, the village provides the convenience of local shops, schools and recreational amenities. There are numerous restaurants and pubs close by and within 2 miles you can reach Runnymede Meadows and Thames riverside - steeped in history as the location for the sealing of Magna Carta in 1215.

Less than 5 miles away you can reach historic Windsor for Thameside enjoyment including a range of shopping, eateries and not least of all, Windsor Castle and The Long Walk. For the great outdoors Virginia Water, The Savill Garden and the wider area of Windsor Great Park are equally close by.

This exclusive development is well connected for easy access to the M3, M25 and motorway network beyond, including Heathrow Airport for international destinations. For the London commuter, Egham's train station is less than 2 miles away, including the town centre.





11



Images from the homes on Victoria Street.



AN ABUNDANCE OF KERB APPEAL...

This particularly attractive development includes an impressive array of home designs and architectural styles for such a small collection of homes. Choices range from a 2-bedroom apartment to 3, 4 and 5-bedroom houses, each built over two or three levels. Three Victorian era styled homes are built along Victoria Street - turn onto Albert Road and you will access the remaining six homes, which form a highly attractive Mews styled courtyard, which includes the parking area and garaging.

Every home enjoys a private garden and off-street parking, a garage or both.

The mews style apartment, forming part of the attractive courtyard scene, offers both practical and innovative living space. Its ground floor entrance directs you to an integral garage including utility, which also leads to a private, south-facing walled garden.



...MATCHED WITH BEAUTIFULLY PLANNED INTERIOR SPACE

Built for modern living, each home is networked for a range of media connectivity. Stylish kitchens include high quality appliances for ease of use. Cloakroom, en suite and bathrooms enjoy contemporary designer sanitaryware.

The houses on both Victoria Street and within the courtyard location off Albert Road, feature an appealing balance of open-plan and traditionally designed accommodation.

The home's hub, a fabulous kitchen and dining / family area, affords flexible living space, which accesses a south-facing terrace and private garden, from a wall of folding glazed doors.

The attractive mews style ground and first floor apartment, located in the courtyard, includes a utility area on the ground floor, whilst the first floor provides open-plan living space and two good sized bedrooms.

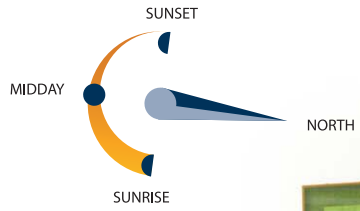




Images from the show home on Victoria Street.



OVER & ABOVE



EXISTING
PROPERTY

EXISTING
PROPERTY

EXISTING
PROPERTY

ALBERT ROAD

VICTORIA STREET



- HOME ENTRANCE
- GARAGE PARKING

9 - OLD ALBERT MEWS



10 - OLD ALBERT MEWS

Images below are from the show home on Victoria Street.



Computer generated artist's impression presenting a street scene of Number One to Number Three along Victoria Street.



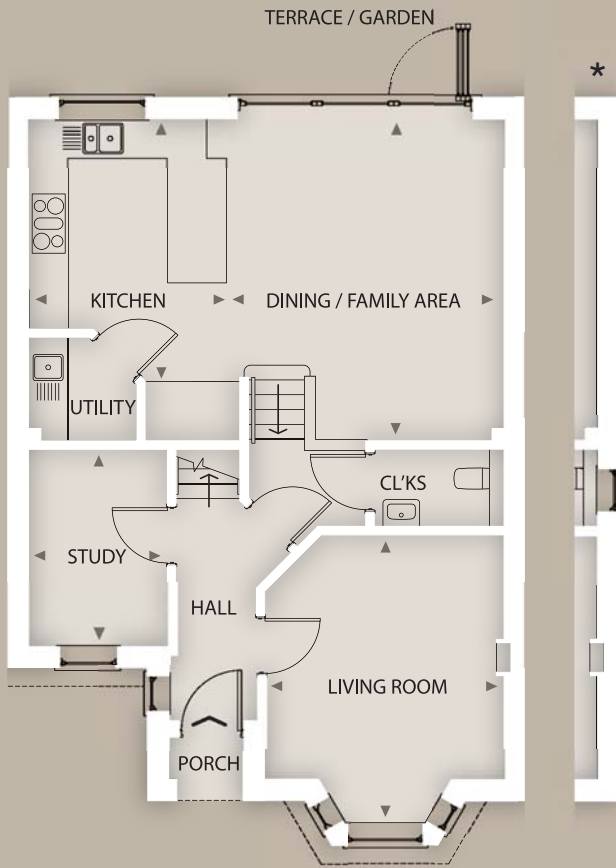
PROPERTY PRESENTATION FOR

No.1 TO No.3

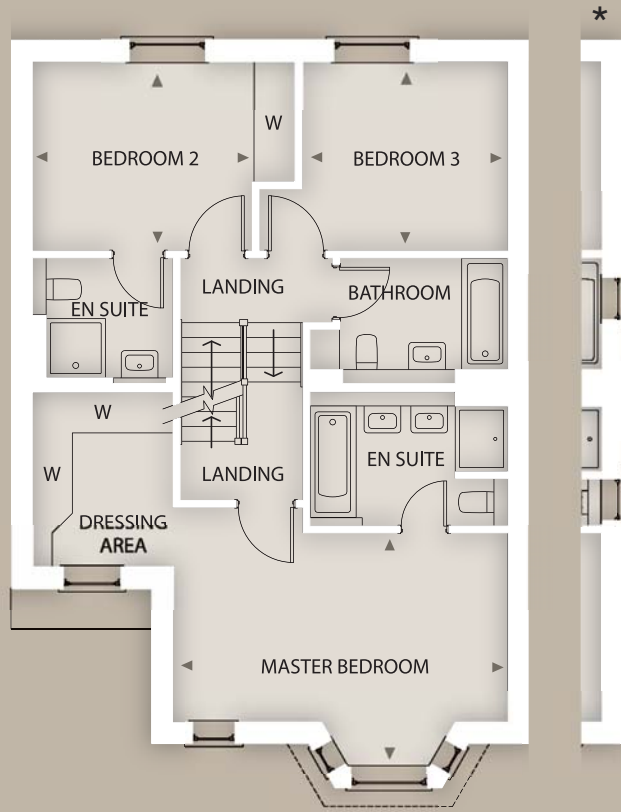
VICTORIA STREET



11 - OLD ALBERT MEWS



Ground Floor



First Floor



Second Floor

* Number One variations to the west elevation.

Number One & Two

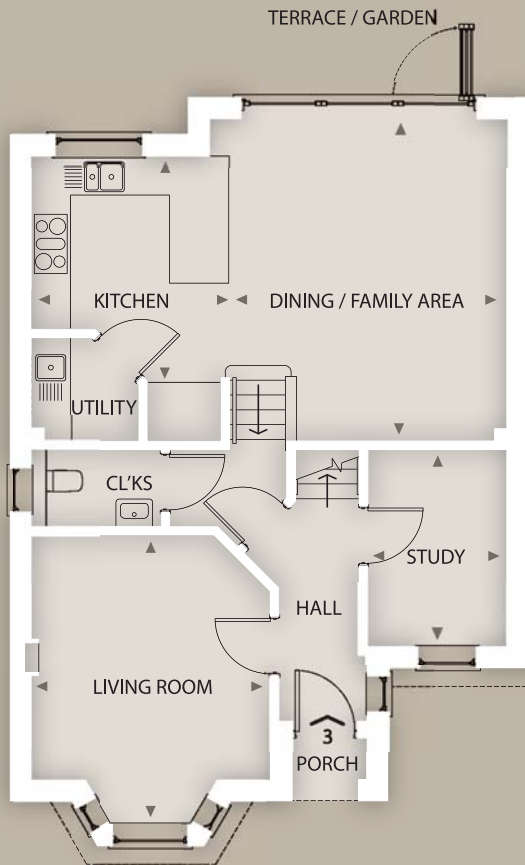
Five-bedroom houses, each with private garden, separate garage and allocated off-street parking.

Kitchen	3.90m x 3.00m
Dining / Family Area	4.90m x 4.10m
Study	3.00m x 2.10m
Living Room	4.30m x 3.60m
Master Bedroom	5.10m x 3.40m
Bedroom 2	3.40m x 2.80m
Bedroom 3	3.10m x 2.80m
Bedroom 4	4.00m x 3.00m
Bedroom 5	3.30m x 3.10m

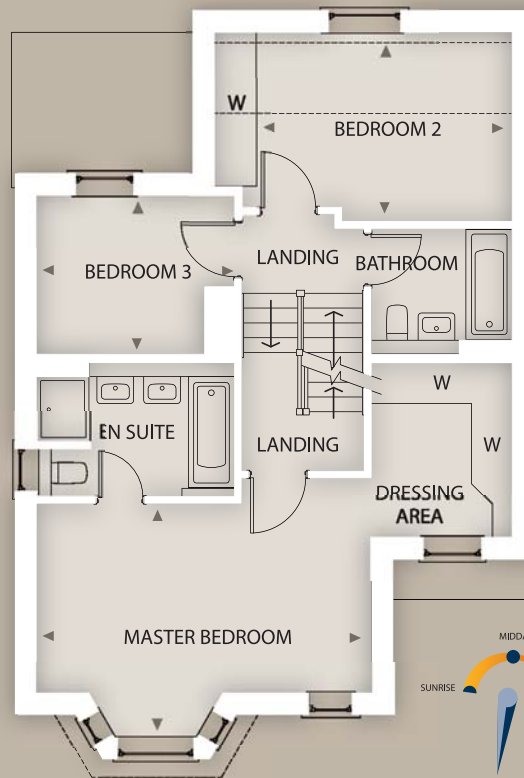
12 - OLD ALBERT MEWS

Plans are not to scale. Dimensions are approximate and follow the arrows within the plans.

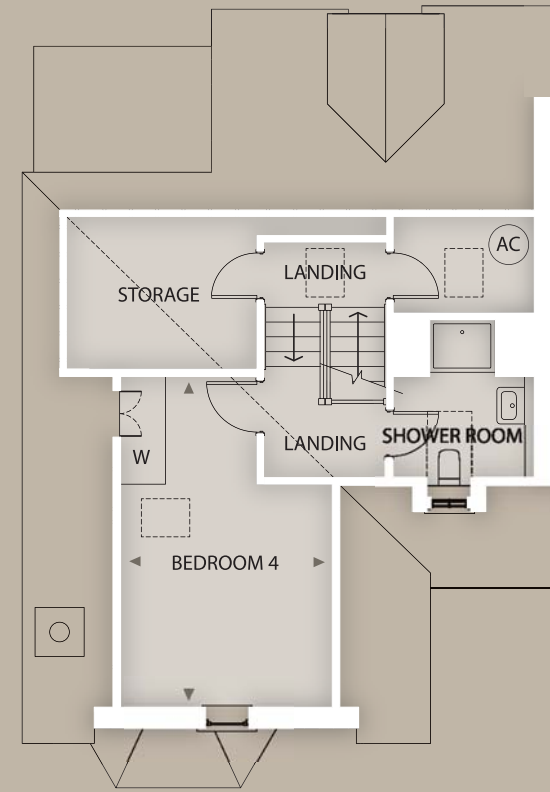




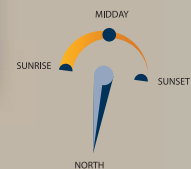
Ground Floor



First Floor

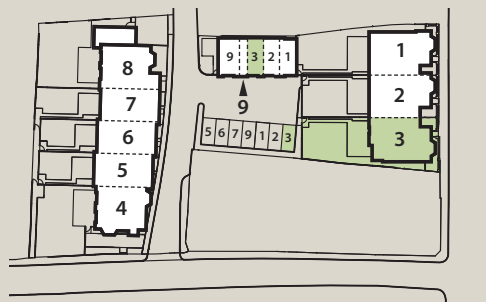
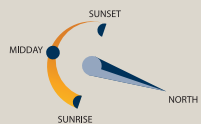


Second Floor



Number Three

Four-bedroom house with private garden, separate garage and allocated off-street parking.



Kitchen	3.20m x 2.90m
Dining / Family Area	4.90m x 4.20m
Study	3.00m x 2.10m
Living Room	4.30m x 3.70m
Master Bedroom	5.10m x 3.50m
Bedroom 2	3.90m x 2.90m
Bedroom 3	2.90m x 2.40m
Bedroom 4	5.00m x 3.10m

13 - OLD ALBERT MEWS



Images below are from the show home on Victoria Street.



PROPERTY PRESENTATION FOR

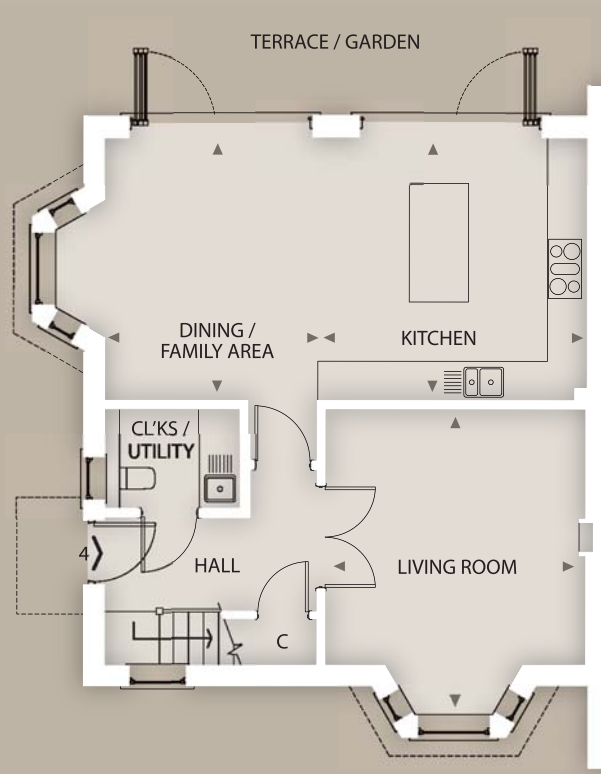
No.4 TO No.8

OFF ALBERT ROAD

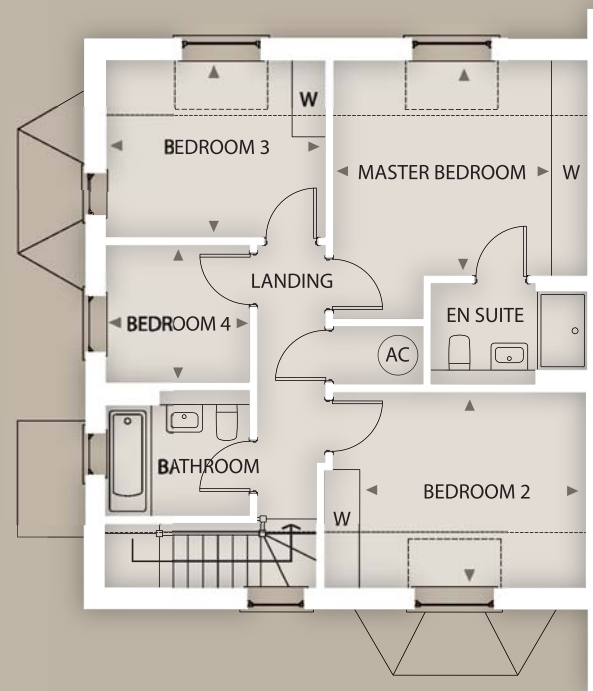


15 - OLD ALBERT MEWS

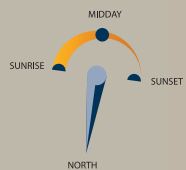




Ground Floor



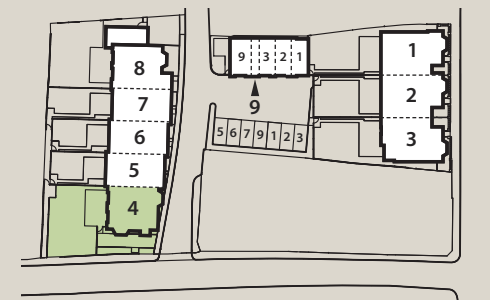
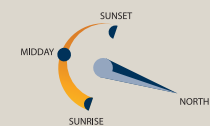
First Floor



Number Four

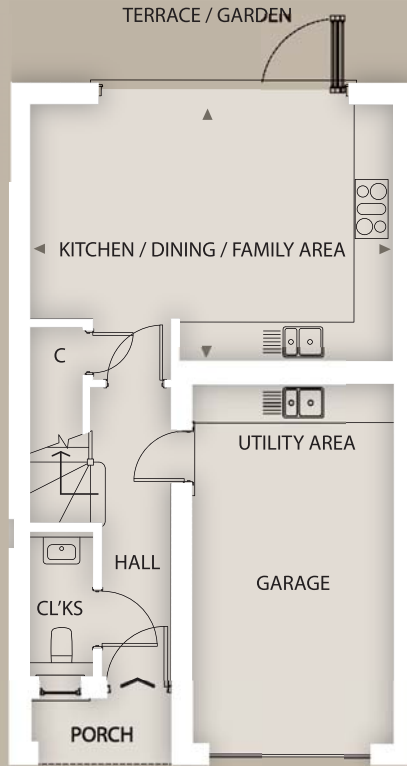
Four-bedroom house with private garden and driveway parking.

Kitchen	4.10m x 4.00m
Dining / Family Area	4.00m x 3.20m
Living Room	4.50m x 4.00m
Master Bedroom	3.30m x 3.20m
Bedroom 2	3.30m x 3.00m
Bedroom 3	3.30m x 2.70m
Bedroom 4	2.10m x 2.10m

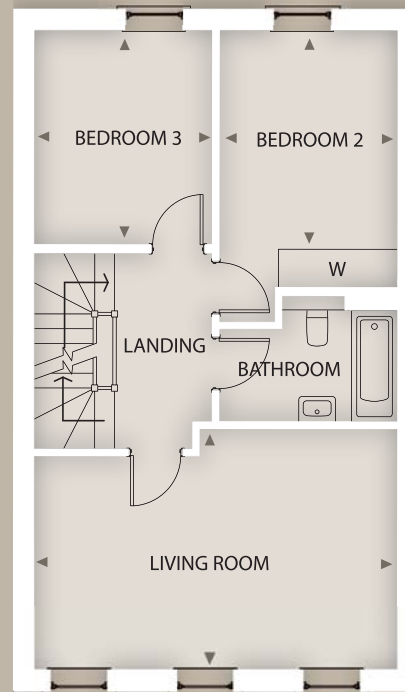


16 - OLD ALBERT MEWS

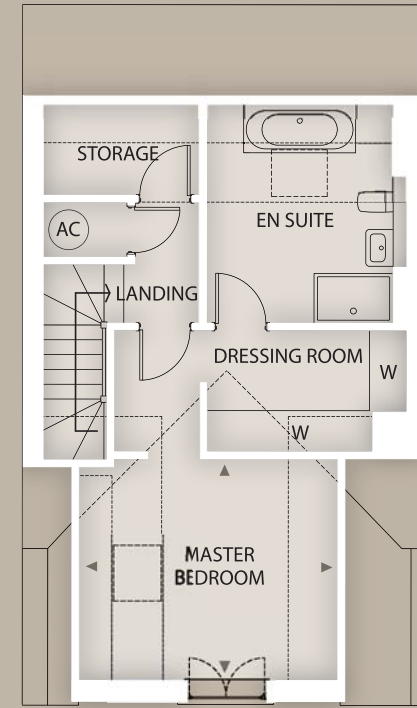
Plans are not to scale. Dimensions are approximate and follow the arrows within the plans.



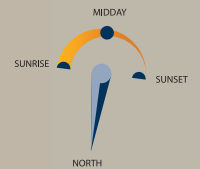
Ground Floor



First Floor

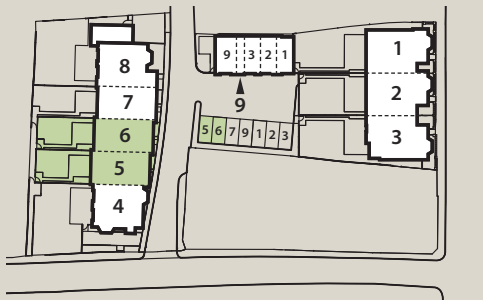
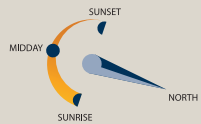


Second Floor

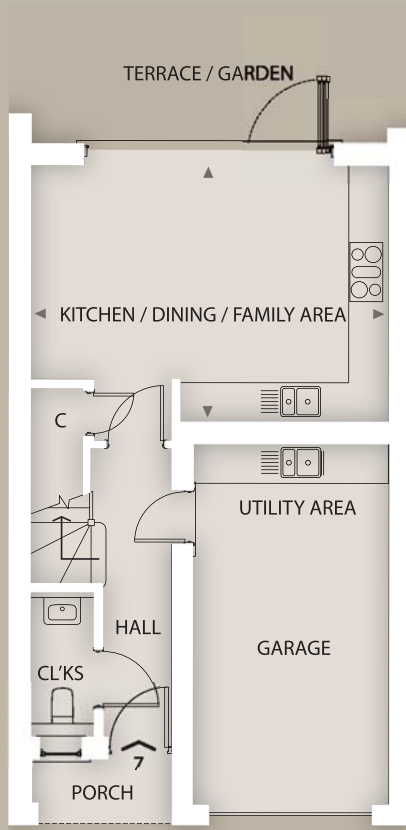


Number Five & Six

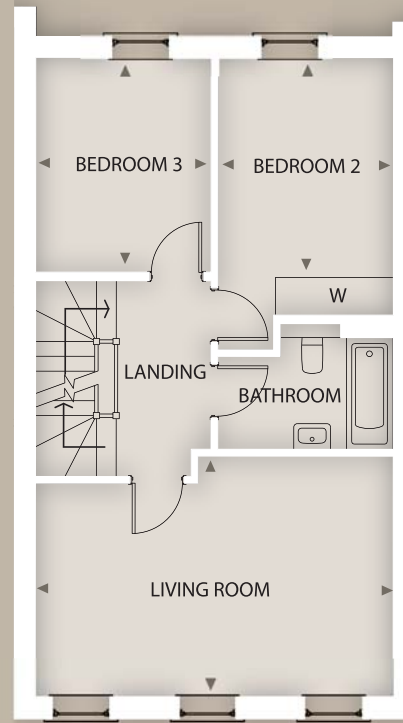
Three-bedroom houses, each with private garden, integral garage and allocated off-street parking.



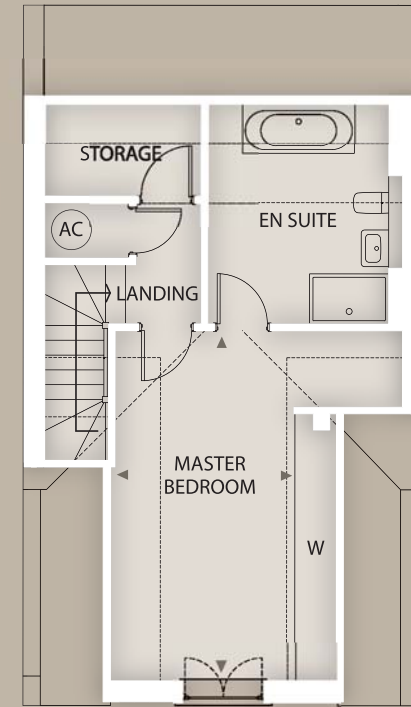
Kitchen / Dining / Family Area	5.50m x 3.90m
Living Room	5.50m x 3.60m
Master Bedroom	3.80m x 3.40m
Bedroom 2	3.30m x 2.70m
Bedroom 3	3.30m x 2.70m



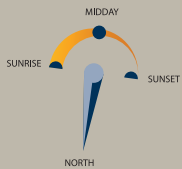
Ground Floor



First Floor



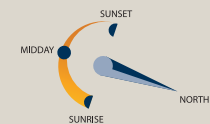
Second Floor



Number Seven

Three-bedroom house with private garden, integral garage and allocated off-street parking.

Kitchen / Dining / Family Area	5.50m x 3.90m
Living Room	5.50m x 3.70m
Master Bedroom	5.20m x 2.80m
Bedroom 2	3.30m x 2.70m
Bedroom 3	3.30m x 2.70m

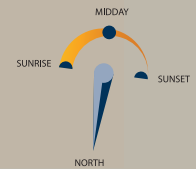




Ground Floor

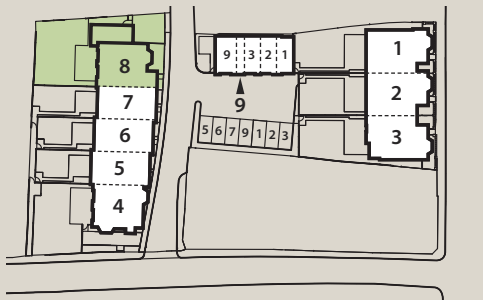
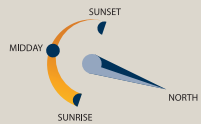


First Floor



Number Eight

Three-bedroom house with private garden, integral garage and driveway parking.



Kitchen	3.80m x 2.60m
Dining / Family Area	4.70m x 3.80m
Living Room	4.80m x 4.60m
Master Bedroom	4.10m x 3.20m
Bedroom 2	3.20m x 3.00m
Bedroom 3	3.60m x 2.50m

Computer generated artist's impression presenting Number Nine within the courtyard setting off Albert Road.



8

9



Images below are from the show home on Victoria Street.



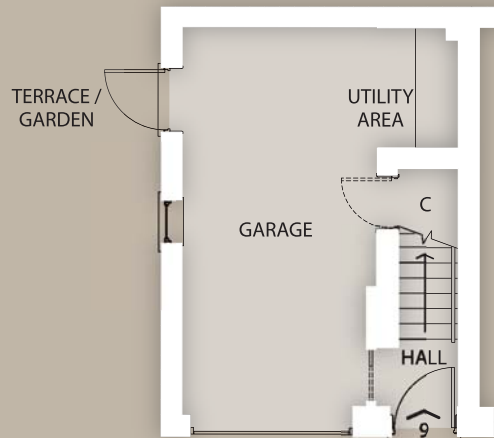
PROPERTY PRESENTATION FOR

No.9

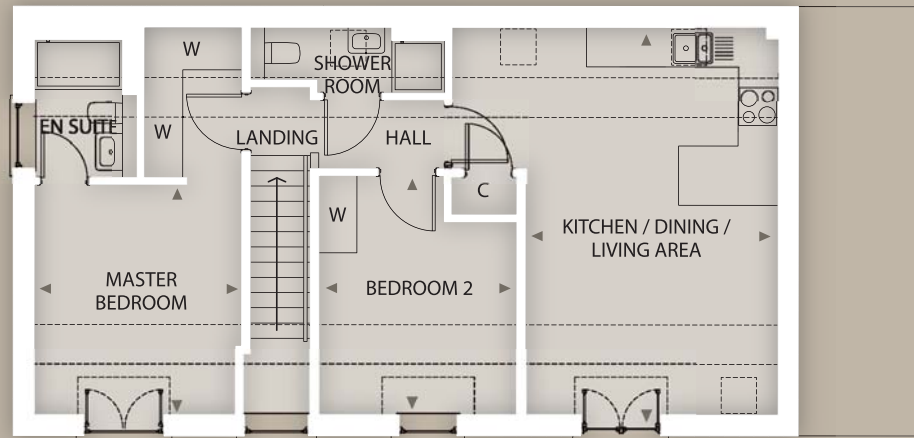
OFF ALBERT ROAD



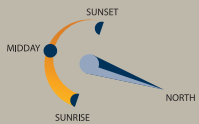
21 - OLD ALBERT MEWS



Ground Floor



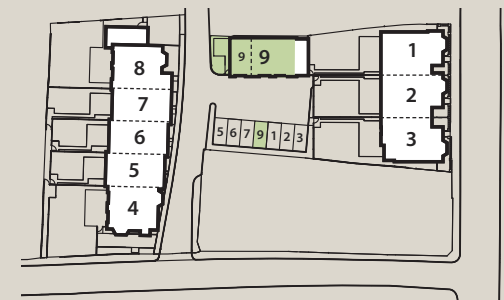
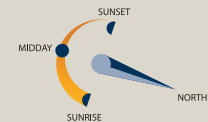
First Floor



Number Nine

Two-bedroom apartment with private garden, integral garage and allocated off-street parking.

Kitchen / Dining / Living Area	5.80m x 3.80m
Master Bedroom	3.40m x 3.20m
Bedroom 2	3.00m x 3.60m



22 - OLD ALBERT MEWS

Plans are not to scale. Dimensions are approximate and follow the arrows within the plans.



OLD ALBERT MEWS. A SPECIFICATION WITH HIGHER STANDARDS.

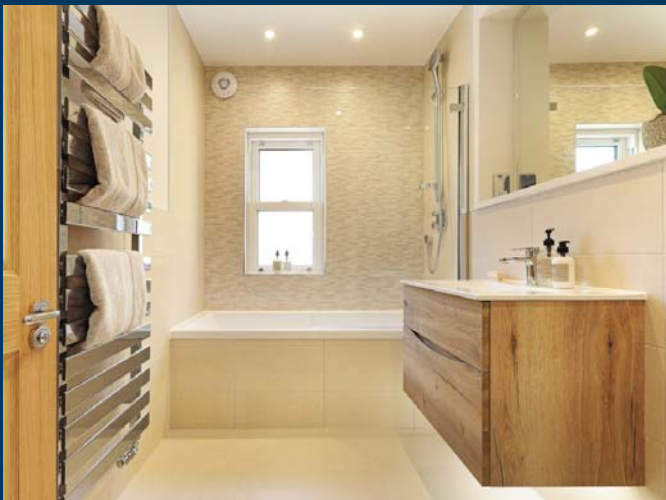


At Old Albert Mews, Runnymede Homes aims to incorporate practical, yet stylish design elements.

Traditionally-built, these homes enjoy the closest attention to detail with meticulous finishing throughout. In addition, the homes feature superb standards of insulation to provide high levels of energy efficiency.

Siemens advanced technology kitchen appliances, the convenience of boiling tap water on demand, and luxury bathroom brands such as Hansgrohe, Vado and Roca complement the desirable living space.

As the specification suggests, the homes are designed to stand the test of time and provide a lifetime of enjoyment.



GENERAL

- Traditional brick and block construction under slate roofs (tiled roof to No. 9)
- Double-glazed UPVC framed windows
- Private turfed gardens with paved terrace
- Cabling installed for EV car charging
- Garages and allocated off street parking (No.4 has driveway parking only)
- Outside tap and power-socket
- Block-paving for drives and accessway
- Solar Photovoltaic Panels (No. 5, 6 & No. 7)

KITCHEN

- Custom-built kitchens are carefully planned to provide generous and practical working space and storage
- Composite stone worksurfaces with a range of Siemens advanced technology appliances are included
- Blanco Hot Tap - 3 in 1- hot, cold and boiling water on demand
- Indigo unit colour (No.1 to 4 & No. 8)
- Grey unit colour (No.5 to 7)
- Black unit colour (No.9)

BATHROOM & EN-SUITES

- Individually designed bathrooms throughout
- Heated towel rails
- White sanitary ware
- Polished chrome taps and fittings from designer brands including Hansgrohe, Vado and Roca (No. 1 to 8)
- Matt Black taps and fittings by Hansgrohe and Vado (No.9)
- Vanity units by Catalano, Crosswater, Dansani
- LED soft light glow strips, operated by PIR
- PIR operated lights to WC's

HEATING & COMFORT

- Wet underfloor heating to ground floor with radiators to other floors. A-rated condensing boiler with individual thermostatic controls to each floor (No. 1 to 8)
- Underfloor heating with A-rated combi boiler (No.9)
- Individual thermostatic controls to each floor
- Stone fireplace with gas fires (No.1 to 4 & No. 8)
- Trickle vents to windows for secure ventilation
- High levels of insulation for optimum energy efficiency

OLD ALBERT MEWS. THE DIFFERENCE IS IN THE DETAIL.

MEDIA & COMMUNICATIONS

- Cat-6 network enabled for control and distribution of audio, video and data
- Telephone and television points to all principal rooms with full digital compatibility
- Fibre-optic broadband

INTERNAL FINISH

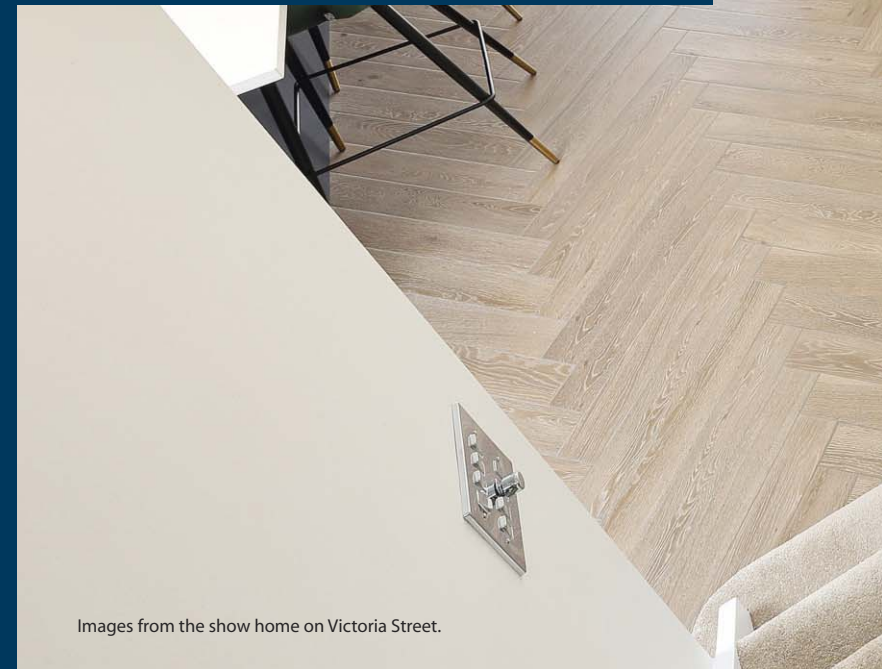
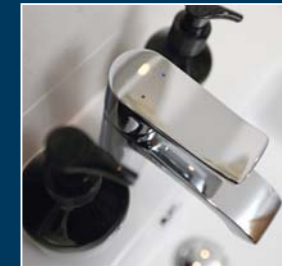
- Painted plastered walls
- Polished chrome ironmongery, switches and sockets (No.1 to 4 & No.8)
- Black nickel ironmongery (No.5 to 7 & No.9)
- Low energy LED downlighters throughout
- Tiled floor to hall, kitchen and bathrooms
- Carpets to living room, stairs, landing and bedrooms
- Oak cottage style doors
- Fitted wardrobes by Laurence Walsh
- Bi-fold doors to the garden of each house

SECURITY & PEACE OF MIND

- NACOSS approved hard wired security alarm system with keypad entry
- External wall lights – with dusk to dawn sensor and override
- Mains operated smoke and heat detectors with battery backup
- Multipoint locking to principle external doors

NEW HOMES WARRANTY

- NHBC 10 years Buildmark Warranty







PERFECTLY POSITIONED.

Local Restaurants & Pubs

- 1 Caspari Restaurant
- 2 The Barley Mow
- 3 The Fox & Hounds
- 4 The Happy Man
- 5 The Beehive
- 6 The Tudor Pass at Great Fosters
- 7 The Rose and Olive Branch
- 8 Prezzo Italian

Local Shopping

- 1 Victoria Wines
- 2 SPAR
- 3 Smith's Supermarket
- 4 Stopps Bakers
- 5 Tesco Egham
- 6 Waitrose Egham

Sport & Recreation

- 1 The Sports Centre
- 2 Audley Club at Cooper's Hill
- 3 Englefield Green Cricket Club
- 4 Runnymede and Ankerwycke
- 5 Runnymede Riverside
- 6 Windsor Great Park
- 7 Virginia Water

Places of Interest

- 1 Magna Carta Monument
- 2 Air Forces Memorial
- 3 The Savill Garden
- 4 Windsor Castle
- 5 Royal Ascot Racecourse

Education

- 1 Milton Hall Montessori Nursery School
- 2 Englefield Green Montessori School
- 3 St Cuthbert's Catholic Primary School
- 4 St Jude's Church of England Junior School
- 5 Bishopsgate Primary School
- 6 ACS Egham International Secondary School
- 7 The Magna Carta Secondary School
- 8 Strode's Sixth Form College
- 9 Royal Holloway University

THE ART IS DEVELOPING.



Established since 1975, Runnymede has been proudly creating new and individually distinctive homes for nearly 50 years. A simple yet effective philosophy has been implemented from the outset - a meticulous attention to detail and determination not to accept 'second best'.

This has resulted in an enviable reputation and today, the Runnymede brand is widely recognised as a hallmark of the highest standard in housebuilding.

Overseen by a passionate and dedicated management team, applying creative excellence, specifying the finest of materials and brought together by highly skilled teams of master builders, interior and landscape specialists, Runnymede ensures its reputation is secured now and into the future.

The Runnymede brand of new homes encompasses elegantly designed apartments and houses in attractive gated courtyard settings, through to individually designed family houses and imposing mansions.

A Runnymede home can only be found in some of the finest locations of Surrey and neighbouring counties.



OLD ALBERT MEWS
VICTORIA STREET & ALBERT ROAD, ENGLEFIELD GREEN, EGHAM TW20 0QY / TW20 0RQ
PLEASE CONTACT OUR SELLING AGENT, STRUTT & PARKER FOR FURTHER DETAILS.

STRUTT
& PARKER



01344 204520
sunningdale@struttandparker.com



RUNNYMEDE

Telephone: 01932 858 991 Email: info@runnymedehomes.co.uk Web: www.runnymedehomes.co.uk