



*Homes of Distinction*



## THORPE

Old Farm Close, Egham, Surrey, TW20

*Built to an extremely high standard, a beautifully designed residence set within an exclusive private development.*

Set within an exclusive private development with only seven neighbouring properties, a stunning four double bedroom, two bathroom detached farmhouse style residence.

'Porcini Place' is built to an extremely high specification by well renowned family run developers 'Burwood Rumsby'. The specification list includes a 10 year premier new build warranty, under floor heating to the ground floor, telecom multi zone intruder alarms, app control for the alarm and heating, log burning stove in the sitting room and energy efficient lighting. A real feature of this fabulous home is the open plan kitchen/dining/family room which stretches across the back and feature aluminium bi-folding doors to the rear garden. The kitchen area is luxuriously appointed with classic in Frame solid oak shaker style units with both truffle and cashmere paint finishes, and Beltrami Quartz worktops. The integrated appliances are all Siemens.

The accommodation comprises a spacious reception hall, study, a double aspect sitting room with central fireplace with wood burning stove, utility room and downstairs cloakroom. The first floor features a galleried landing, four double bedrooms including the principal bedroom with fitted wardrobes and en-suite shower room, guest bedroom with fitted wardrobes, and a beautifully appointed family bathroom. Other benefits include solar panels, a secluded rear garden with paved terrace, two block paved driveways providing off street parking, one of which leads to a double height garage with roof storage space.

Council Tax Band: G

EPC Rating: B

Tenure: Freehold



To arrange a viewing or a valuation on your home please contact the directors Les or Kerri Morales

69-71 Commercial Way, Woking, Surrey, GU21 6HN

01483 770800





## LOCATION

Thorpe is a quintessential English village in Surrey situated between Virginia Water, Egham and Chertsey. This beautiful village is surrounded by fields, lakes and woodland on all sides. The centre of the village is a conservation area and has several historic listed buildings around a beautifully preserved square. The village offers a nice country pub, a school and a post office/convenience store. TESIS is also within walking distance. Thorpe Park, one of the largest theme parks in the country is nearby. There is a water sports centre and one of its five lakes can be accessed from a landing stage directly from the village centre. This highly desirable village offers the best of both worlds, a rural idyll but within minutes of the capital. Situated on the edge of Thorpe, 'Porcini Place' is perfectly located for the M25 and M3 as well as being positioned between Virginia Water, Egham and Chertsey, offering an excellent range of schools, shops and recreational facilities. The mainline station at Virginia Water also offers fast trains to London Waterloo taking approximately 45 minutes.





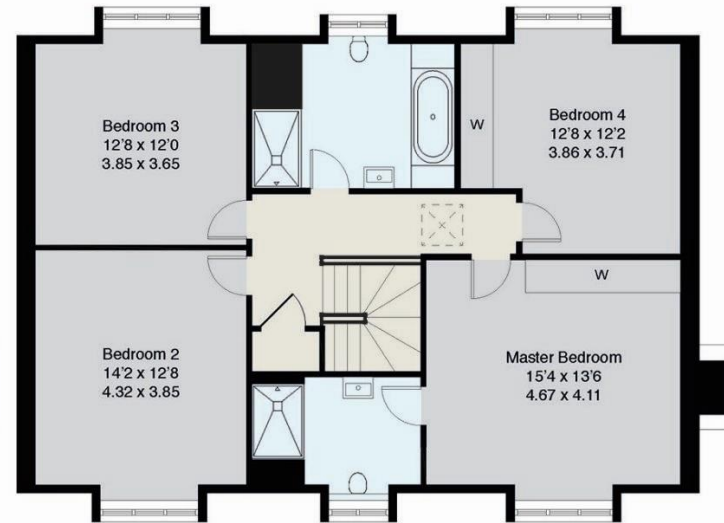
## ACCOMMODATION & SPECIFICATION

- ❖ Built To An Extremely High Standard
- ❖ Four Double Bedrooms
- ❖ Two Bathrooms
- ❖ Luxurious Kitchen
- ❖ Open Plan Living
- ❖ Exclusive Private Development
- ❖ 10 Year Warranty From New
- ❖ Built Approaching Seven Years Ago
- ❖ Underfloor Heating
- ❖ Double Height Garage With Automated Door





Ground Floor



First Floor

**Approximate Gross Internal Floor Area :**

Ground Floor	120 sq m / 1297 sq ft
First Floor	99 sq m / 1069 sq ft
Garage	19 sq m / 208 sq ft
<b>Total</b>	<b>238 sq m / 2,574 sq ft</b>

Not to Scale. Any Areas, measurements or distances given are maximum and approximate only, no decisions without checking should be made when reliant upon them.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>	86	86
(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			





*Homes of Distinction*

69-71 Commercial Way, Woking, Surrey, GU21 6HN  
01483 770800

[www.foundationsofwoking.com](http://www.foundationsofwoking.com)

We confirm that these particulars of sale have been prepared as a general guide only and we have not carried out a detailed survey or tested the specified services, equipment and appliances. Room sizes should not be relied upon when ordering carpets, curtains or other furnishings. Photographs are reproduced for general information and it must not be inferred that any item shown is included for sale with the property.