

Porcini Place

THORPE VILLAGE · SURREY · PRIVATE SALE

A detached home with modern comforts in a medieval Surrey village

Old Farm Close, Thorpe Village, Egham, Surrey TW20 8DQ

GUIDE PRICE £1,250,000

FREEHOLD · OFFERED FOR SALE PRIVATELY BY THE OWNERS

THE HOUSE

Built with today's comforts, in keeping with a thousand-year-old village

Porcini Place sits in Old Farm Close, a private close of just 8 individually designed homes built in 2017 on the site of a former mushroom farm. That is where the name comes from. Outside, it is every inch a Surrey farmhouse, built using traditional materials such as oak, brick and flint, with clay-tiled roofs and dormer windows.

Inside, it is a modern family home, finished to a high specification throughout, with underfloor heating across the ground floor and plantation shutters throughout. Solar panels and an EPC rating of B keep running costs low, and the 10-year Premier Guarantee new-home warranty runs until November 2027.

4 Large double bedrooms	2 Bathrooms plus 1 WC	2,574 Sq ft including garage
EPC B Solar panels	Freehold Detached	Band G Council tax



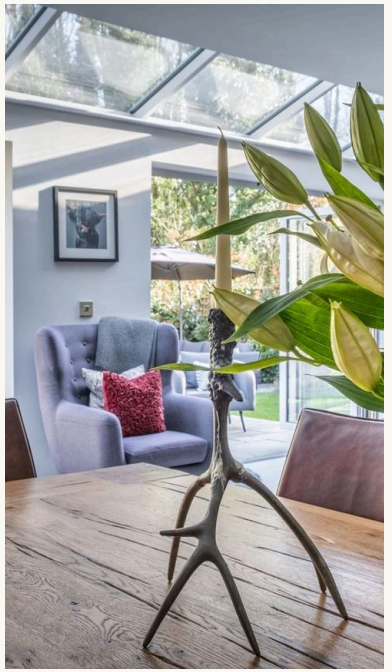


THE FAMILY ROOM

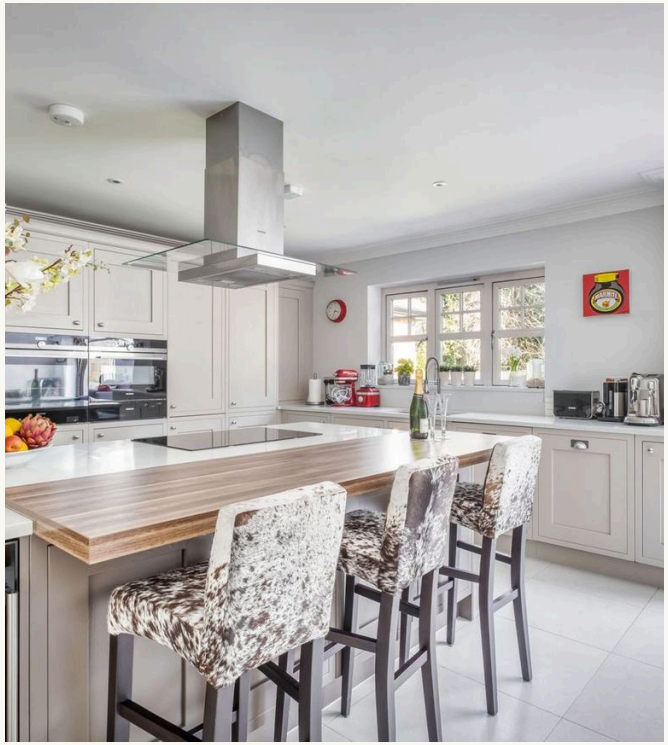
The heart of the home

Light pours through the glazed roof lantern of this 39-foot family, dining and kitchen space, and two sets of bi-fold doors fold right back to the terrace, so in summer the house and garden become one room.

Family and dining room: 39′0″ × 19′4″ (11.90 × 5.89 m)









KITCHEN

A cook's kitchen

Shaker-style units with plenty of storage, quartz worktops, an island with breakfast bar, a wine cooler and a full bank of Siemens appliances, plus a separate utility room.

SITTING ROOM

A calm retreat

A double-aspect sitting room, 15′7″ × 15′4″, away from the open-plan space, with oak flooring and a log burner. A perfect place to relax on a winter's evening.







UPSTAIRS

Four large double bedrooms

A galleried landing leads to four generous doubles. The principal bedroom, 15′4″ × 13′6″, has bespoke fitted wardrobes and an en suite shower room, and the guest bedroom also has bespoke fitted wardrobes. A family bathroom with a freestanding bath and separate shower serves the other rooms.











OUTSIDE

A private, south-facing garden

Easy to maintain, with a level lawn, two stone terraces for dining and relaxing, and mature planting framed by woodland.

Parking and garage

Two block-paved driveways, one either side of the house, with a Tesla EV charger. The double-height garage has boarded storage, an electric up-and-over door and its own alarm.

HIGHLIGHTS

What makes it special

The family room

A 39-foot family, dining and kitchen space under a glazed roof lantern, with two sets of bi-folds to the terrace.

A separate sitting room

Double aspect, with oak flooring and a log burner. The perfect place to curl up on winter evenings.

A cook's kitchen

Quartz worktops, an island with breakfast bar, a wine cooler and Siemens appliances, plus a utility room.

Four double bedrooms

A galleried landing, a principal suite with fitted wardrobes and en suite, and a family bathroom.

Space to work

A ground-floor study with room for two desks, and bedrooms large enough for a desk too.

Warm and efficient

Gas heating, underfloor throughout the ground floor and radiators upstairs, plus solar panels and EPC B.

The garden

Private and south-facing, with a level lawn, two stone terraces and mature planting.

Private and secure

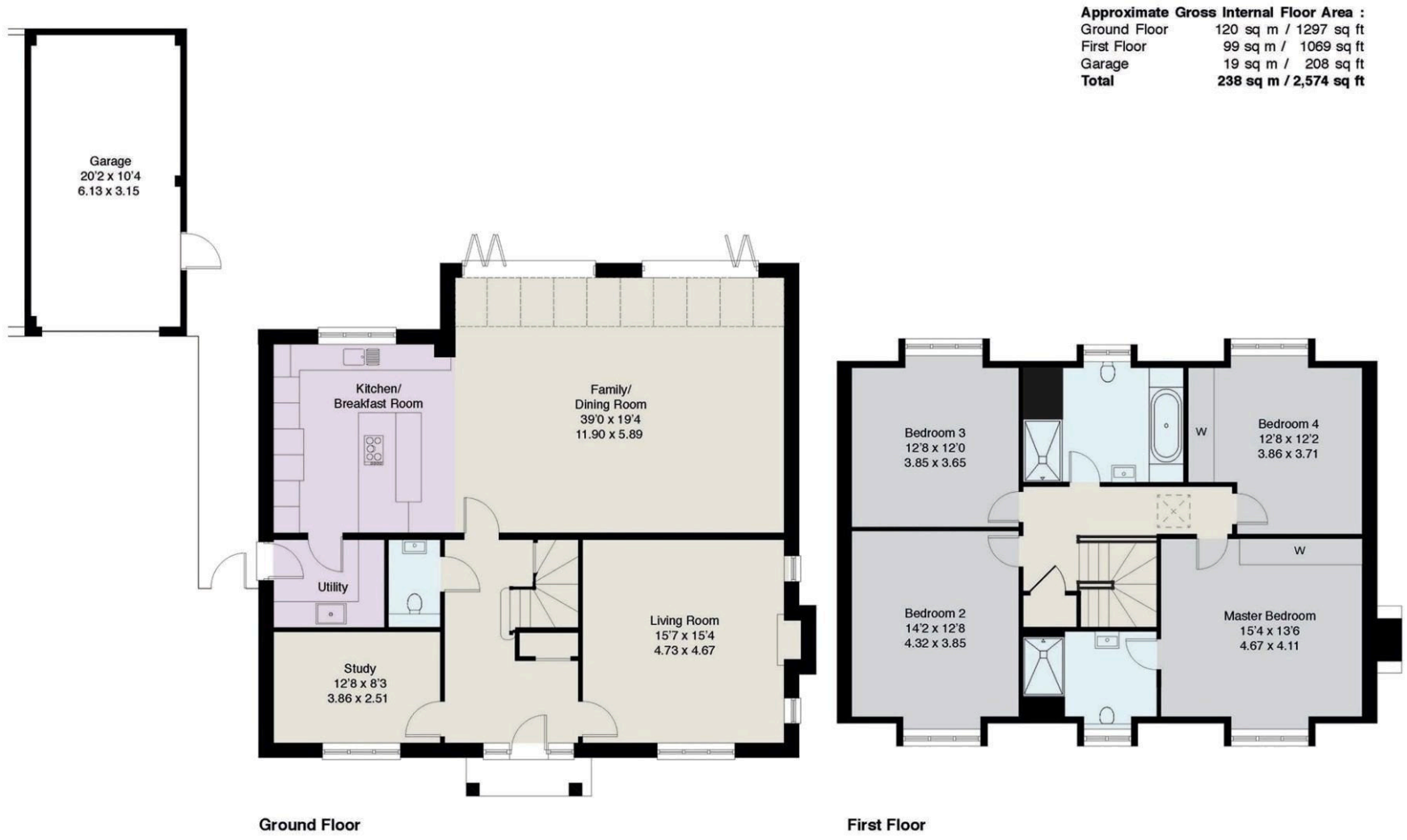
Tucked away on a quiet private road of just eight homes, with woodland behind and no through traffic.

Parking and garage

Two block-paved driveways, a Tesla EV charger and a double-height garage with boarded storage.

A connected home

CAT6 cabling to every room and through the roof space, all leading back to a hub under the stairs. The cabling stays with the house.



Ground floor **1,297 sq ft** (120 sq m) First floor **1,069 sq ft** (99 sq m) Garage **208 sq ft** (19 sq m) Total **2,574 sq ft** (238 sq m) Not to scale. Areas are approximate.

THORPE VILLAGE

A village with a thousand years of history

Thorpe was recorded in the Domesday Book as "Torp". Today it is a conservation village of old brick walls and listed buildings between Virginia Water, Egham and Chertsey.

Everyday life is close to home: a friendly, family-run post office and village store, two historic pubs, the Grade II* listed St Mary's Church, the Village Hall in a 17th-century barn, and the Frank Muir Memorial Field with its play area and skate park.

Two schools are in the village itself: Thorpe C of E Primary School, a short walk from home, and TASIS The American School in England, on its 46-acre campus.



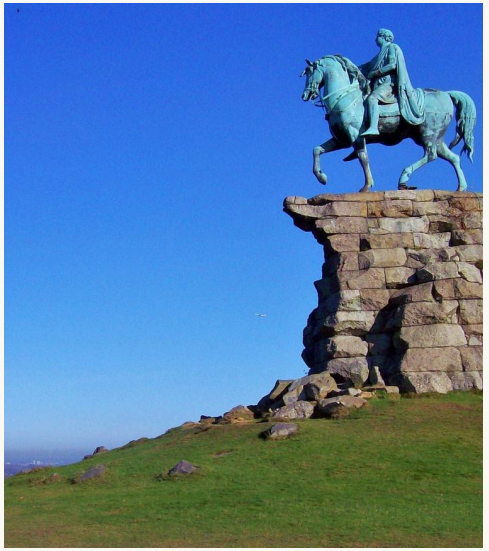












EDUCATION

Schools

TASIS The American School in England	in the village
Thorpe C of E Primary School	in the village
ACS Egham International School	2.5 miles
Royal Holloway, University of London	2.5 miles
Sir William Perkins's School, Chertsey	nearby
St George's College, Weybridge	nearby
Bishopsgate School, Englefield Green	nearby
Salesian School and Strode's College	nearby

GETTING ABOUT

Travel

Virginia Water station	5 min drive
London Waterloo, direct	from about 45 min
Weybridge by train	14 min
Reading by train	41 min
M25 J12 and M3 J2	1 mile
Heathrow Terminal 5	15 min
Gatwick Airport	about 40 min
Windsor	20 min

ON THE DOORSTEP

Leisure and everyday

Virginia Water and Windsor Great Park	10 min
Savill Garden and Guards Polo Club	15 min
Wentworth Club and Foxhills	10 min
Fairmont Windsor Park and Coworth Park	10 to 15 min
Thorpe Park and the lakes	next door
The Farm Shop, Lyne	5 min
Waitrose, Egham	10 min
St Peter's and The Runnymede hospitals	15 min

FROM THE OWNERS

We have loved living here. London is an easy commute, yet Virginia Water and Savill Garden are right on our doorstep for dog walks and picnics. In summer we head to the polo, grabbing a bite or a drink at Clara's Cocina, the laid-back Argentinian restaurant right next to the polo fields, while the matches play out.

What makes Thorpe special is its people. It is a warm, friendly village where neighbours know each other by name and look out for one another, and everyone takes pride in keeping its character intact. There is always something going on, with events throughout the year organised by the pub, the school and the church, so it is easy to feel part of village life from the day you arrive.

Tucked away on a private road with woodland behind us, the house has always felt private and secure, and it has worked beautifully all year round. On summer evenings the TV swivels round so we can watch a film from the patio, and in winter nothing beats the sitting room with a roaring fire. It has been a wonderful home for entertaining, and easy to look after, house and garden, with every comfort we wanted.

We hope the next owners love it as much as we have.

Val and Gavin

THE OWNERS OF PORCINI PLACE

KEY DETAILS

Material information

Tenure	Freehold
Council tax	Band G, Runnymede Borough Council
Energy rating	EPC B, with solar panels
Heating	Gas central heating, with underfloor heating throughout the ground floor and radiators upstairs
Built	2017, with the 10-year Premier Guarantee new-home warranty running until November 2027
Road	Old Farm Close is a private road. Each owner looks after the stretch of road directly outside their own home, and there is no management or maintenance charge.
Utilities	Mains gas, electricity, water and sewerage
Broadband	Currently supplied by EE. A BT connection is also available, and CAT6 cabling runs to every room.
Mobile signal	Good mobile signal
Flood risk	Not on a flood plain
Parking	Two block-paved driveways and a double-height garage

Porcini Place

VIEWINGS

Come and see it for yourself

Porcini Place is offered for sale privately by the owners, with no estate agent. Viewings are arranged directly with us. Please request a viewing through the website, letting us know a few dates and times that suit you, and we will reply to confirm.

porciniplace.co.uk/enquire

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Guide price £1,250,000 · Freehold



These particulars are a general guide prepared by the owners and do not form part of any offer or contract. Measurements and areas are approximate and taken from the floor plan. Journey times and distances are approximate and depend on traffic and timetables. Buyers should rely on their own surveys, searches and enquiries. School admissions are set by each school; please check with them directly.

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