



4 Lyne Place Manor,
Virginia Water, GU25 4ED



A stunning two/ three bedroom apartment at the end of a long private driveway in 8 acres of beautiful grounds. The apartment is bright and airy with high ceilings, as well as its own private garden.

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- ♦ High ceilings, ornate features and large windows with a southern aspect
- ♦ Raised ground floor apartment incorporating principal ballroom of original Manor House
- ♦ South facing covered loggia terrace, with steps leading down to a York stone patio
- ♦ Master bedroom and second bedroom with en-suite
- ♦ Kitchen and store room, as well as dining room
 - ♦ Use of communal grounds amounting to approximately 8 acres
 - ♦ Tennis Court
- ♦ Single garage and visitor parking

Situation

Lyne Place Manor is superbly situated in Virginia Water, close to its picturesque shopping parades with excellent shops for day to day needs, restaurants and a mainline railway station with a fast train service to Waterloo (42 minutes). For the household shop there is a Waitrose in Sunningdale and, for more extensive shopping facilities, the towns of Windsor, Staines, Guildford and Kingston are all nearby. There is easy access to the M25 and M3, providing links to London, Heathrow and the motorway network. In addition to the world-renowned Wentworth Club, country clubs in the area abound, including Foxhills, Queenwood, Sunningdale and the Royal Berkshire. Delightful walks can be enjoyed around Virginia Water Lake, which leads up to the Polo Fields at Smiths Lawn and is adjacent to Savill Gardens and Windsor Great Park beyond for riding. The area is also well catered for by a wide choice of private prep and state schools, as well as two international schools - ACS in Egham and TASIS in Thorpe.

Ascot 4 miles, Windsor 4 miles, M25/M3 (Junction 11/13) 3 miles, central London 28 miles (distances approximate).



Additional Information

Postcode: GU25 4ED

Tenure: Leashold: 125 years from 1 June 1983

Council Tax Band: G

Local Authority: Runnymede Borough Council- 01344 843000

Services: The property has mains gas, electricity, water.

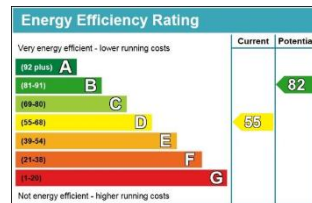
Fixtures and Fittings: Carpets, curtains, light fittings and integrated kitchen appliances are included in the sale of the property.

**Viewing: Strictly by appointment with
Barton Wyatt:**

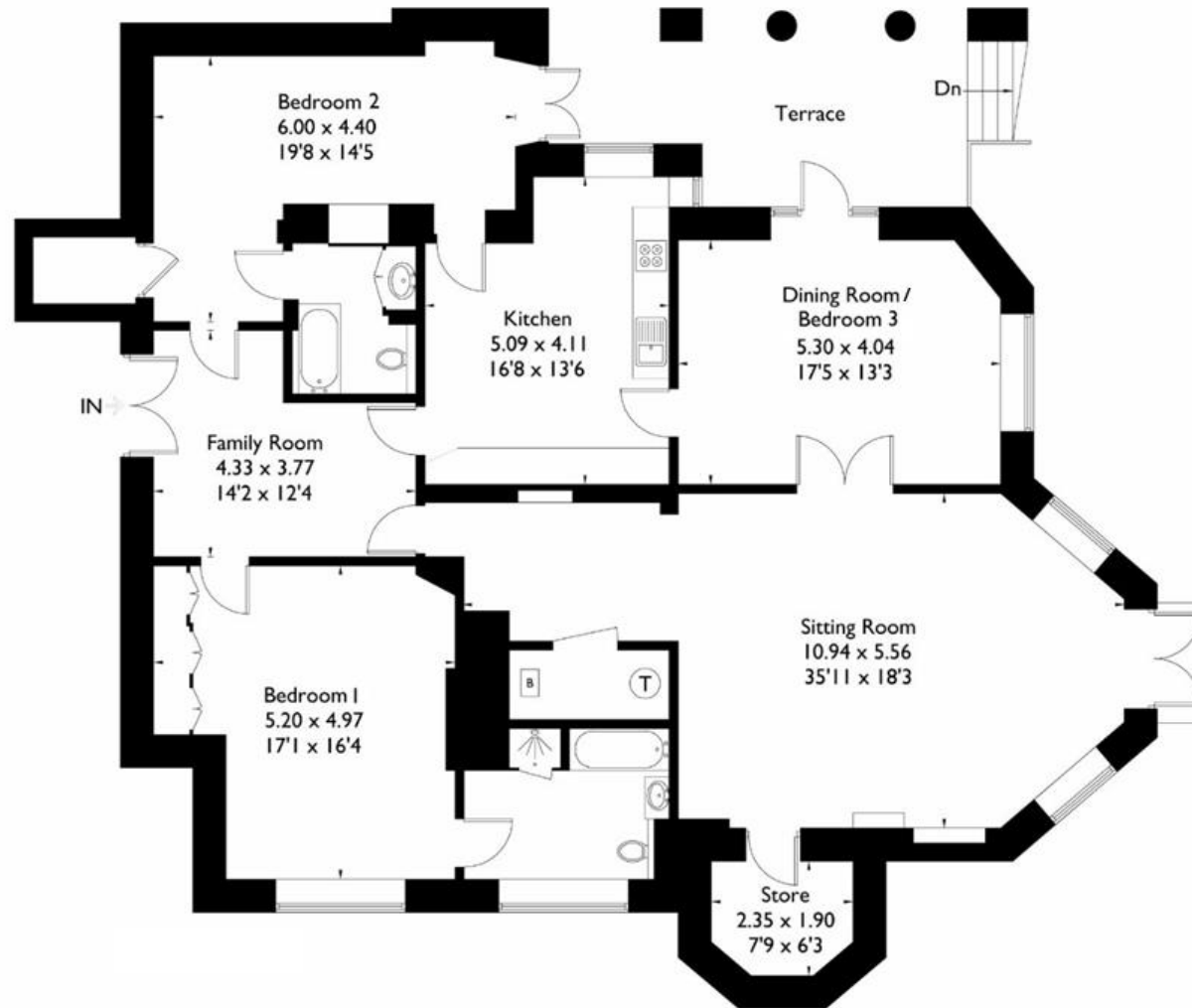
homes@bartonwyatt.co.uk
01344 843000

Energy Performance:

A copy of the full Energy Performance Certificate is available upon request.



Approximate Gross Internal Area = 180.8 sq m / 1946 sq ft



FLOORPLANZ © 2016 0845 6344080 Ref: 175334

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



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