



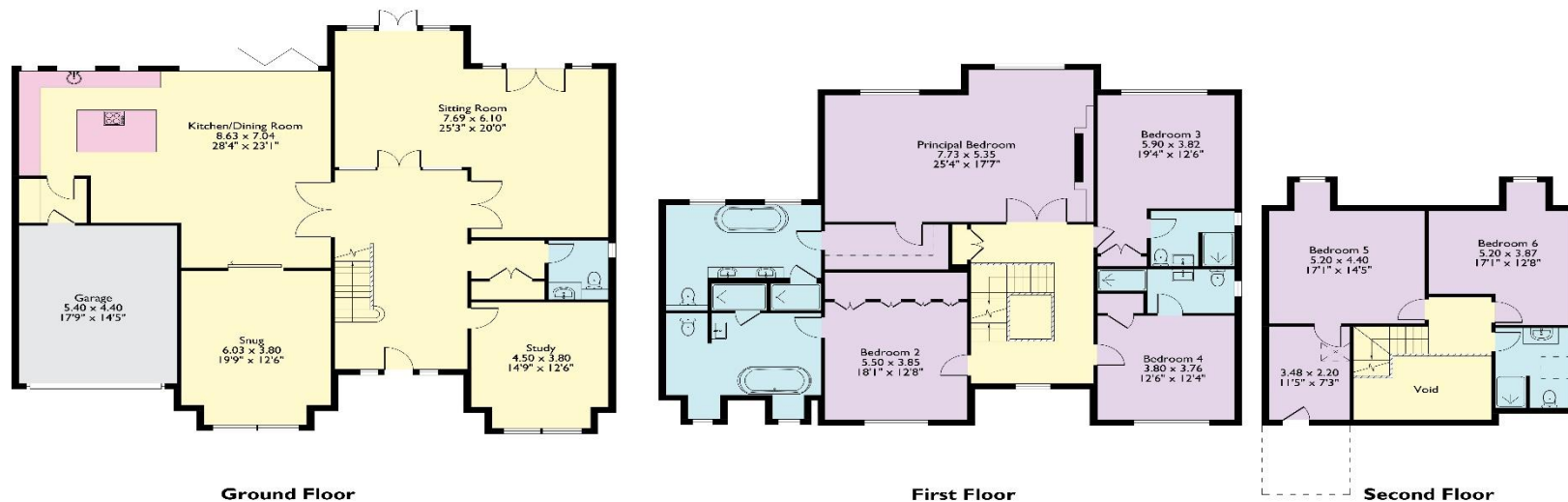
Brunswick House,
Wellington Avenue, Virginia Water, Surrey. GU25 4QY.



NOT TO SCALE

Brunswick House
Approximate Floor Area
House 432.58 sq m - 4656 sq ft
(Gross Internal Area)
(Including Garage)

This plan is for illustration purposes only.



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

Wellington Avenue, Virginia Water, Surrey. GU25 4QY.

An outstanding new build six bedroom family home in the heart of Virginia Water offering modern accommodation set within a half acre plot.

- ◆ New build home with luxury fittings and features
- ◆ Stunning Virginia Water location opposite the famous Wentworth Estate
- ◆ Four reception rooms offering a versatile and modern layout
- ◆ Manicured gardens of half an acre with great privacy
- ◆ Six bedrooms including luxury principal suite with dressing room and en-suite
- ◆ Kitchen / family area with bifold doors and adjoining TV / playroom
- ◆ High ceilings, underfloor heating and wired for all audio / visual needs
- ◆ Brand New property with 10-year building warranty
- ◆ Electric double gates with spacious driveway
- ◆ Offered with no onward chain

Situation

The Wentworth Golf Club and the picturesque shopping parades of Virginia Water, with its excellent shops for day-to-day needs, restaurants and mainline railway station with a fast service of trains to Waterloo in 42 minutes are within easy walking distance. For the weekly household shop there is an excellent Waitrose in Sunningdale and for more extensive shopping facilities, the towns of Windsor, Guildford and Kingston are all close at hand.

Junction 13 of the M25 is just 3.5 miles away giving access to London, Heathrow and the motorway network. Other than the world renowned Wentworth Club, country clubs abound the area such as Foxhills, Queenwood, Sunningdale and the Royal Berkshire. Delightful walks can be enjoyed around Virginia Water Lake which leads up to the Polo at Smiths Lawn, adjacent to Savill Gardens and Windsor Great Park beyond for riding. The area is also very well catered for by a huge choice of private prep schools, as well as two international schools, ACS in Egham and TAS IS in Thorpe.

Fixtures and Fittings

Carpets, and fitted kitchen appliances included. Curtains, blinds and light fittings are by separate negotiation

Services

The property has mains gas, electricity, water and mains drainage.

Local Authority

Runnymede Borough Council – 01932 828383

Energy Rating

TBC

