



314B Stroude Rd,

Virginia Water, Surrey. GU25 4DB.



314B Stroude Rd,

Virginia Water, Surrey. GU25 4DB.

Two brand new five-bedroom homes boasting luxury fittings throughout and located in the desirable village of Virginia Water.

◇ BRAND NEW SEMI DETACHED HOME IN VIRGINIA WATER

- ◇ Five bedrooms with three luxury bathrooms (one en-suite)
- ◇ Large kitchen / dining area with bespoke kitchen, island and quartz worktops
- ◇ Bi-fold doors to generous garden backing onto open countryside
- ◇ Double oven, induction hob and plentiful storage
- ◇ Utility room and secondary entrance
- ◇ Underfloor heating on ground floor
- ◇ Double Garage with storage
- ◇ Driveway parking for four cars
- ◇ Offered with no onward chain
- ◇ Ideal for modern family living

Situation

Situated close to the picturesque shopping parades of Virginia Water, with its excellent shops for day to day needs, restaurants and mainline railway station. Fast services of trains to Waterloo in 42 minutes are within a short distance. For the weekly household shop there is an excellent Waitrose in Sunningdale and Egham, 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, curtains, light fittings and integrated appliances included in the sale.

Services

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

Local Authority

Runnymede Borough Council – 01932 828383

Energy Rating

TBC

Tenure

Freehold

Council Tax Band

TBC

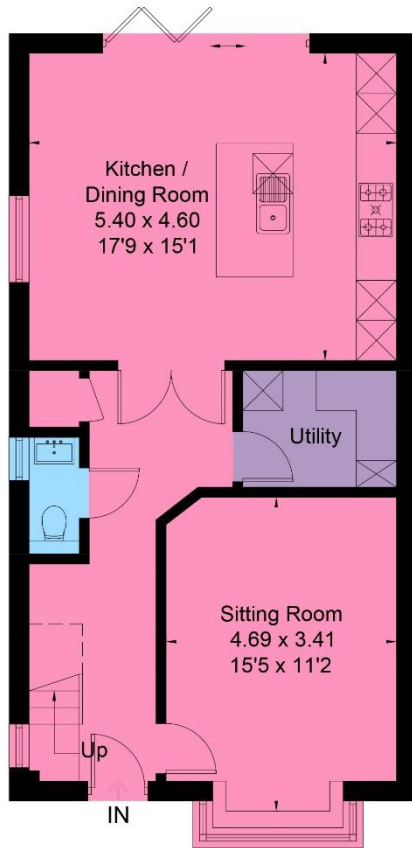
Service Charge

N/A

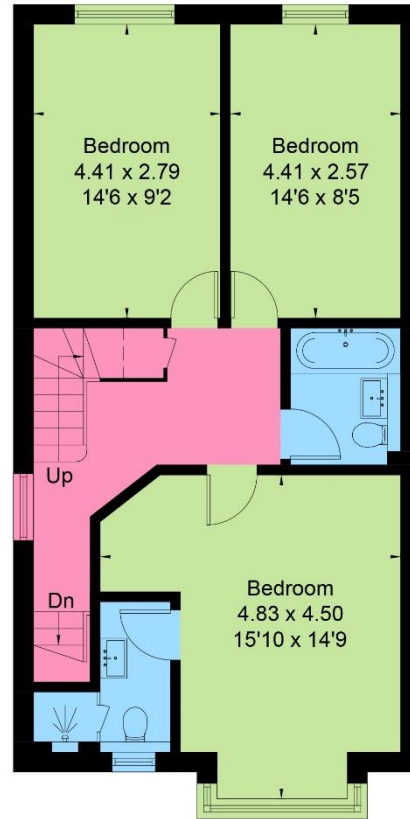




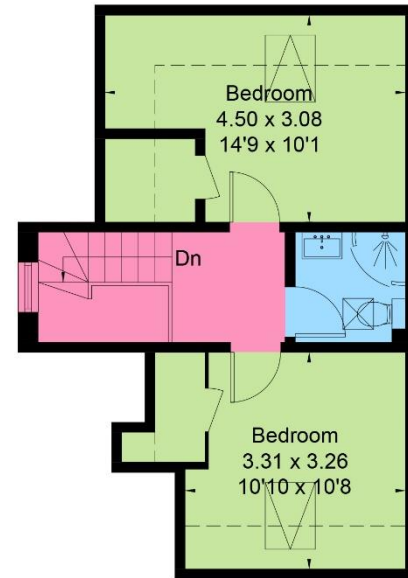
Approximate Area = 159 sq m / 1711 sq ft
Including Limited Use Area (8.4 sq m / 90 sq ft)



Ground Floor



First Floor



Second Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 311845



The Estate Office, 2 Station Approach,
Virginia Water, Surrey, GU25 4DL
Tel: 01344 843000
Email: homes@bartonwyatt.co.uk
www.bartonwyatt.co.uk



Important Information: These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair summary of the property. Any description or information should not be relied on as a statement or representation of fact of that the property or its services are in good condition. The photographs show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. Any reference to alterations to or us of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by an intending purchaser. All statement contained in these particulars in relation to the property are made without responsibility of Barton Wyatt or its clients. Neither Barton Wyatt (nor any joint agents) nor any of their employees has any authority to make or give any representation or warranty whatsoever to the property.