

BARTON·WYATT

1 VIRGINIA BEECHES, CALLOW HILL





# 1 Virginia Beeches

Callow Hill • Virginia Water • Surrey •

GU25 4LT

**An extremely spacious and rare three-bedroom apartment within this highly desirable retirement complex for the over 55's.**



- ◇ Three double bedrooms including a master with en-suite
- ◇ Dual aspect large reception room
- ◇ Separate study area
- ◇ South facing good size terrace

- ◇ Retirement accommodation for over 55's
- ◇ Kitchen with fitted appliances overlooking the terrace
- ◇ Two single garages with electric door
- ◇ Manicured communal grounds of approximately 10 acres

Entrance Hall ◇ Kitchen ◇ Family/Dining Room ◇ Separate Study area ◇ Principal bedroom with ensuite  
◇ Two further bedrooms ◇ Family Bathroom ◇ Double garage ◇ Large Terrace

## Description

The pretty village of Virginia Water is only a couple of miles away 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. 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 in 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 wide choice of private prep schools, as well as two international schools, ACS in Egham and TASIS in Thorpe.







**Fixtures and Fittings:**  
Carpets, curtains, light fittings and integrated appliances included in the sale.

**Services:**  
The property has mains electricity, water and mains drainage.

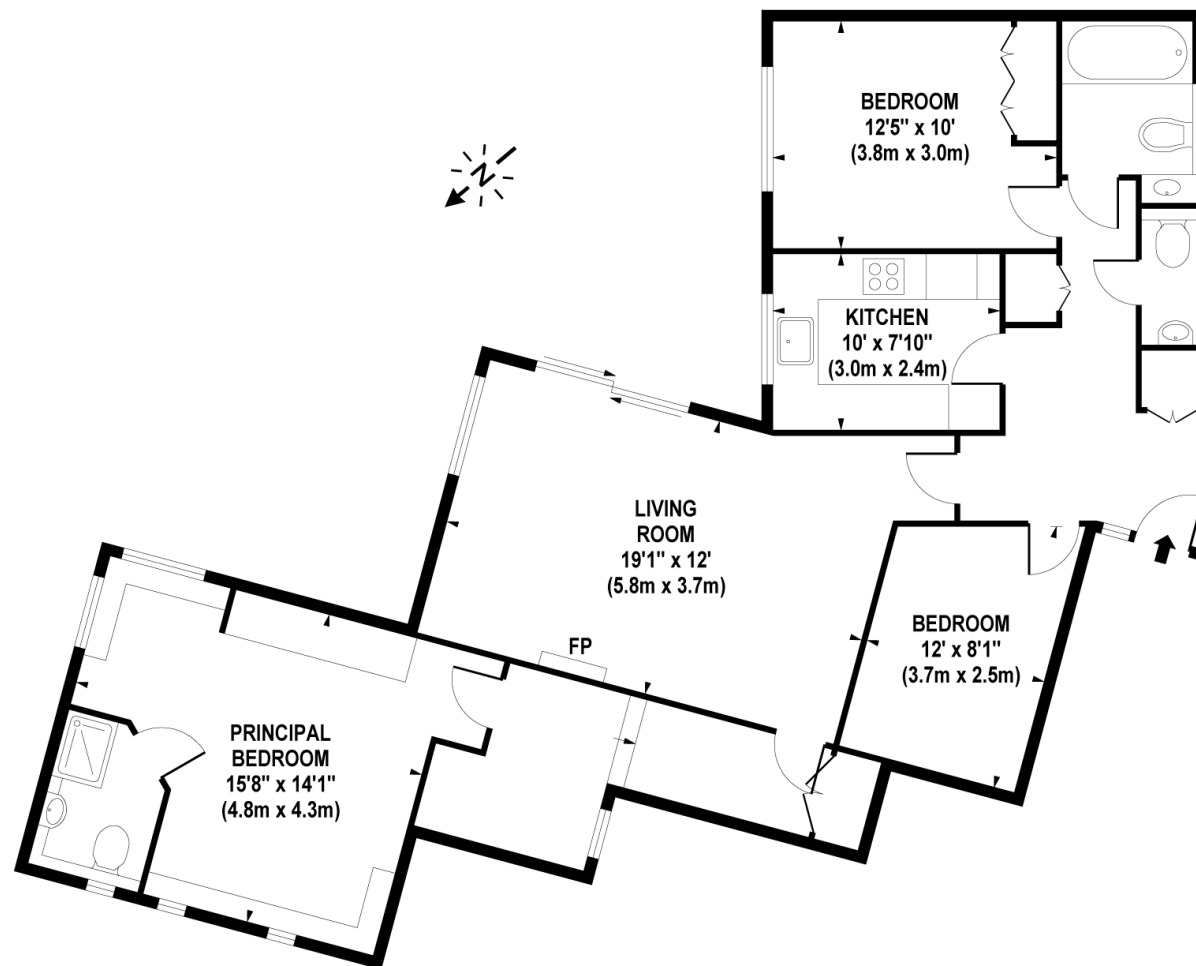
**Local Authority:**  
Runnymede Borough Council – 01932 828383

**Energy Rating:**  
F32

**Tenure:**  
Leasehold- 962 year lease

**Council Tax Band:**  
Band F

**Service Charge:**  
There is an annual service charge of approximately £1600 per annum

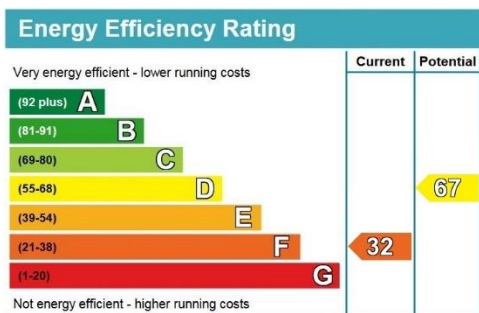


GROUND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1069 SQ FT / 99 SQ M

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser / tenant. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given

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01344 843000

STATION APPROACH, VIRGINIA WATER, SURREY GU25 4DL • sl@bartonwyatt.co.uk • bartonwyatt.co.uk

