

BARTON · WYATT

22 PINEL CLOSE • VIRGINIA WATER • SURREY • GU25 4SP





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A rare semi-detached four-bedroom property in Virginia Park with a private garden and communal leisure facilities

- ◇ Semidetached four-bedroom property
- ◇ Spacious rooms
- ◇ Reception room with feature fireplace
- ◇ 24 Hours security
- ◇ Close to Virginia Water station and shops
- ◇ Highly regarded gated development
- ◇ Fitted kitchen and conservatory
- ◇ Double garage
- ◇ Communal leisure including indoor pool and gym
- ◇ Quiet location



Situation

Virginia Park is situated in an ultra-convenient position only a short level walk from 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 approximately 42 minutes. There is an excellent Waitrose in Sunningdale and for more extensive shopping facilities, the towns of Windsor, Staines, 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 are abounding 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 fields at Smiths Lawn and is 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 TASIS in Thorpe.



Fixtures and Fittings:
Fitted carpets, light fittings, and integrated appliances are included in the sale.

Services:
All mains' services are connected.

Local Authority:
Runnymede Borough Council – 01932 828383

Energy Rating:
D68

Tenure & Service Charge:
Freehold
Approximately
£1,235.10 per quarter

Council Tax Band:
Band G

Pinel Close, Virginia Water

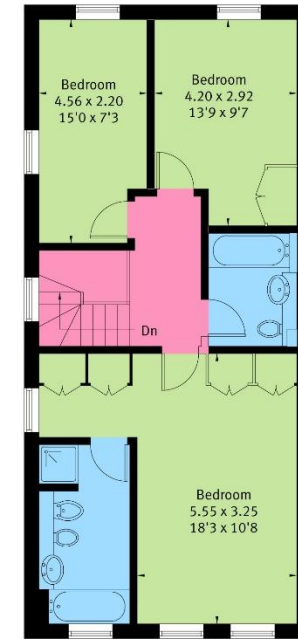
Approximate Gross Internal Area
208.5 sq m / 2244 sq ft (Including Garage)



Ground Floor

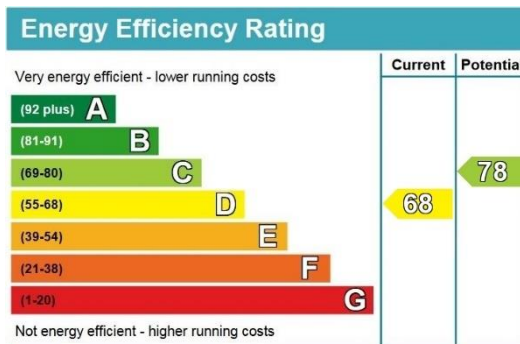


First Floor



Second Floor

Floorplanz © 2016
0845 6344080 Ref: 177967
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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