

BARTON · WYATT

TRUMPSGREEN ROAD · VIRGINIA WATER · SURREY ·





[The Oaks • Trumpsgreen Road • Virginia Water • GU25 4JA

A modern home built with traditional features, offering characterful living within the village of Virginia Water

- ◇ South facing manicured garden
- ◇ Oak frame structure with vaulted ceilings
- ◇ Luxury kitchen with island and quartz worktops
- ◇ Underfloor heating
- ◇ Five larger than average bedrooms
- ◇ Driveway with electric gates
- ◇ Beautiful modern home with traditional features
- ◇ Double garage
- ◇ Principal bedroom with walk in wardrobe, ensuite and mezzanine
- ◇ Study and lounge with high ceilings and feature fireplace



Situation

Superbly situated in Virginia Water, close to its picturesque shopping parades with excellent shops for day-to-day needs, restaurants and mainline railway station with a fast train service to Waterloo (47 minutes). 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.



Fixtures and

Fittings:

Carpets, curtains and light fittings to be included

Services:

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

Local Authority:

Runnymede Borough Council
– 01932 828383

Council Tax Band:

Band G

Tenure

Freehold

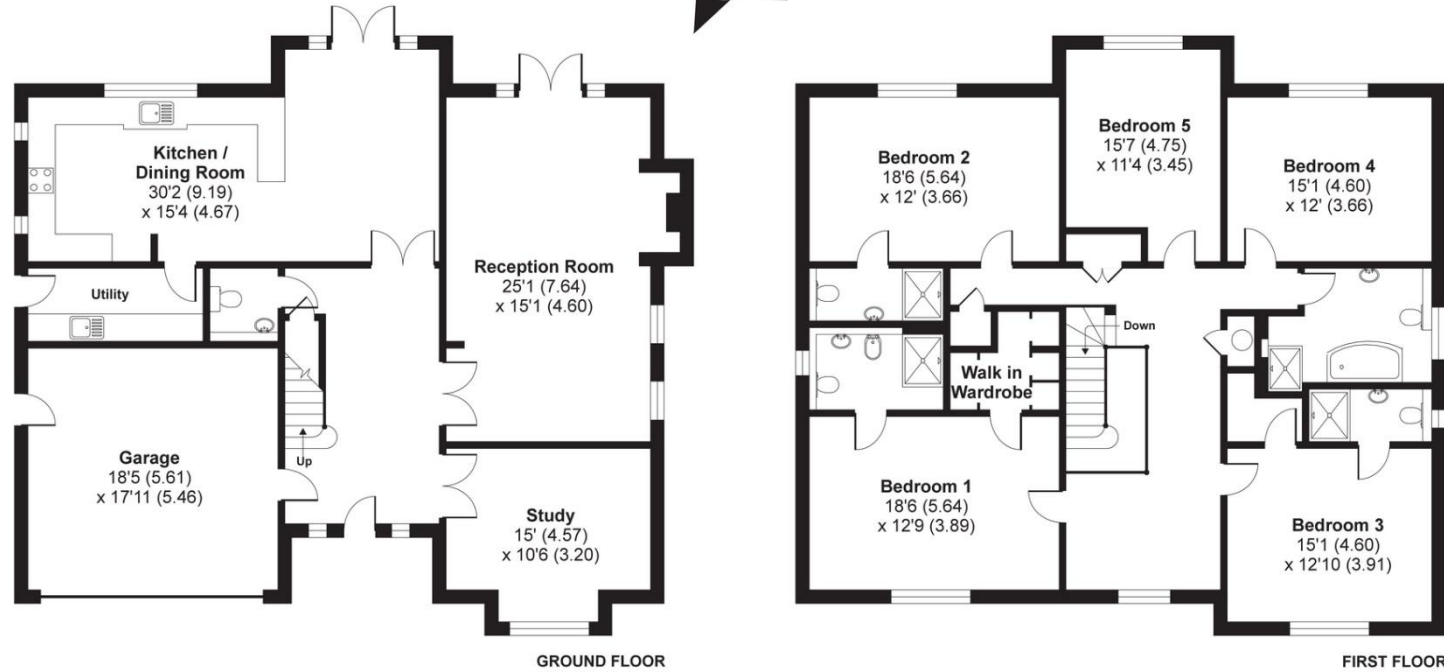
Energy Rating:

B81

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Trumpsgreen Road, Virginia Water, GU25

APPROX. GROSS INTERNAL FLOOR AREA 3359 SQ FT 312 SQ METRES (INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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