



# Chapel Square,

Virginia Park, Virginia Water, Surrey. GU25 4SZ

BARTON · WYATT



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Virginia Park, Virginia Water, Surrey. GU25 4SZ.

*Superbly situated town house in Virginia Park with a pretty outlook and private garden*

- ◇ Prestigious gated development
- ◇ Communal facilities, including indoor pool, gymnasium and tennis court
- ◇ Delightful drawing room
- ◇ Double garage and driveway parking
- ◇ 24-hour security
- ◇ 3/4 bedrooms, three bath/shower rooms
- ◇ Excellent kitchen/breakfast room and conservatory
- ◇ Private garden with rear access
- ◇ Communal gardens with family facilities

## 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, Egham, 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

Carpets, curtains, and light fittings available by separate negotiation.

## Services

The property has mains gas, electricity, and water.

## Local Authority

Runnymede Borough Council – 01932 828383

## Energy Rating

C74

## Service Charge

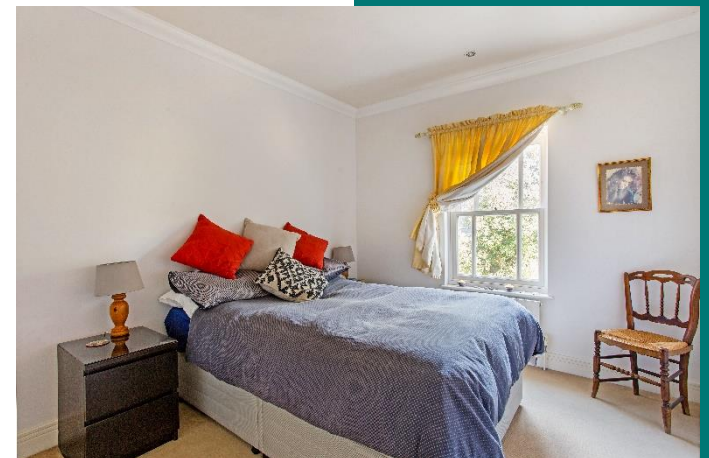
£4940.40 per annum

## Tenure

Freehold

## Council Tax Band

G









Approximate Area = 199.2 sq m / 2144 sq ft (Including Garage)

Store = 2.2 sq m / 24 sq ft

Total = 201.4 sq m / 2168 sq ft

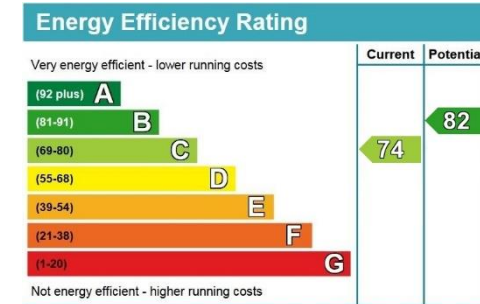


Ground Floor

First Floor

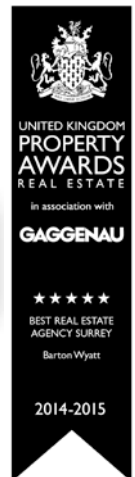
Second Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 325748



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