



# Pinel Close

Virginia Park, Surrey, GU25 4SP

BARTON · WYATT

# Pinel Close,

Virginia Park, Surrey, GU25 4SP.

*A well-presented, four-bedroom town house in a quiet location within the ever-popular gated development of Virginia Park*

- ◇ Four-bedroom Townhouse
- ◇ Quiet location
- ◇ Eat in kitchen / dining room
- ◇ Communal facilities including indoor pool and gym
- ◇ Gated development with 24hr security
- ◇ Lounge with feature fireplace
- ◇ Good views and pretty garden
- ◇ Conservatory
- ◇ Double Garage
- ◇ Offered with no onward chain

## Situation

Virginia Park is situated in an ultra-convenient position only a short-levelled walk from the picturesque shopping parade 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

Carpets, curtains and light fittings available by separate negotiation.

## Services

The property has mains gas, water, and electricity.

## Service Charge

There is an annual service charge of £4,861.00, paid half-yearly.

## Local Authority

Runnymede Borough Council – 01932 828383

## Energy Rating

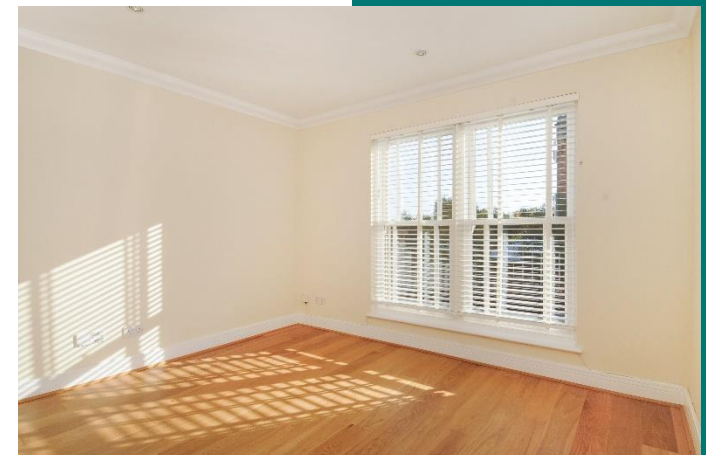
D65

## Tenure

Freehold

## Council Tax

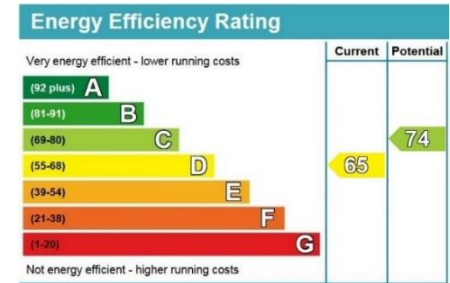
Band G





# Pinel Close, Virginia Water

Approximate Gross Internal Area  
 195.0 sq m / 2099 sq ft (Including Garage)  
 Store = 1.8 sq m / 19 sq ft  
 Total = 196.8 sq m / 2118 sq ft



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.