

BARTON · WYATT

• ST. ANN'S PARK • VIRGINIA WATER • SURREY •





• 7 Aspen Court • St. Ann's Park • Virginia Water •
GU25 4TD

A lovely 4/5 bedroom home in the heart of St Ann's Park, one of Virginia Water's most popular gated communities

- ◇ Superb family layout
- ◇ Three reception rooms with doors to the garden
- ◇ Wooden floor throughout
- ◇ Fully fitted kitchen with separate utility room
- ◇ Communal leisure facilities including indoor pool, gym, and tennis courts
- ◇ Four bedrooms with games room / bedroom 5
- ◇ Double Garage
- ◇ 24 hr security
- ◇ Pretty walled garden
- ◇ Excellent access to Virginia Water mainline station



Situation

There are pleasant walks around St Ann's Park, whilst a short stroll further on is the attractive 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 42 minutes.

For the weekly household shop there is an excellent Waitrose in Sunningdale 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 4.0 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 and light fittings are negotiable.

Services:

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

Local Authority:

Runnymede Borough Council
- 01932 828383P

Council Tax Band:

Band H

Tenure

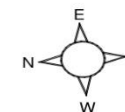
Freehold

Energy Rating:

C69

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Aspen Court, Virginia Water
Approximate Gross Internal Area
 Main House = 3080 Sq Ft/286 Sq M
 Garage = 350 Sq Ft/33 Sq M
 Total = 3430 Sq Ft/319 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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