

BARTON · WYATT

• PIPER'S END • VIRGINIA WATER • SURREY •





High Beeches • Piper's End • Virginia Water • GU25 4AW

A unique, contemporary family home with a tremendous sense of individuality, located in a delightful and convenient location, within the Wentworth Estate.

- ◇ A light and airy family home
- ◇ Large kitchen/breakfast room
- ◇ Excellent lower ground floor basement & games/family room
- ◇ Delightful cul-de-sac location just a short walk from Virginia Water Village and mainline
- ◇ Four ensuite bedrooms
- ◇ Quiet and secluded gardens facing southwest to the

Situation

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 42 minutes are within easy walking distance. 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 3.5 miles away giving access to London, Heathrow, and the motorway network. Other than the world-renowned Wentworth Club, country clubs abound 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 huge choice of private prep schools, as well as two international schools, ACS in Egham and TASIS in Thorpe.





Approximate Floor Area = 352.1 sq m / 3790 sq ft (Including Garage / Excluding Void)



Fixtures & Fittings:

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

Services:

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

Local Authority:

Runnymede Borough Council – 01932 828383

Council Tax Band:

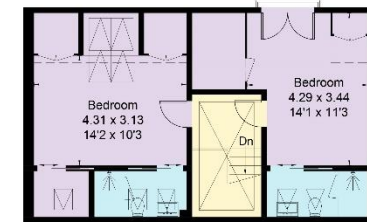
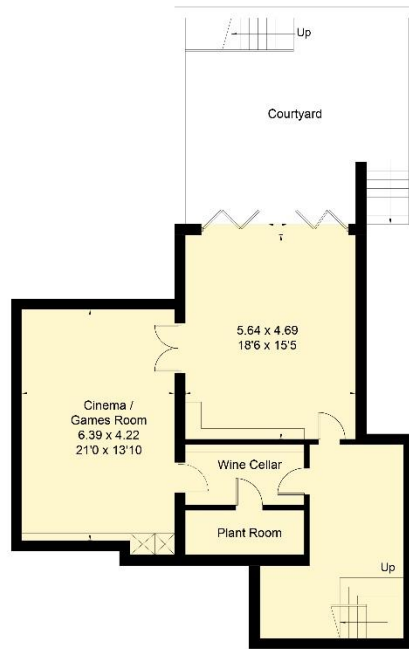
Band H

Tenure

Freehold

Energy Rating:

C80



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #69462



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