

BARTON · WYATT

• VIRGINIA PARK • VIRGINIA WATER • SURREY •





9 Pinel Close • Virginia Park • Virginia Water • GU25 4SP

A stunning end of terrace Virginia Park property, with good specification and far-reaching views to the rear.

- ◇ A well-presented end of terrace property
- ◇ Four bedrooms with flexible accommodation
- ◇ Pretty patio garden with great views
- ◇ Double garage and driveway parking
- ◇ Leisure facilities including indoor pool, sauna, jacuzzi and gym
- ◇ Secure gated development
- ◇ Full integrated kitchen with dining space
- ◇ Lounge with balcony
- ◇ 24hr manned security
- ◇ Tennis and badminton court



Situation

Virginia Park is situated in an ultra-convenient position only a short 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.

Local Amenities

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:

Fitted carpets and light fittings 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 G

Tenure

Freehold

Service Charge

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

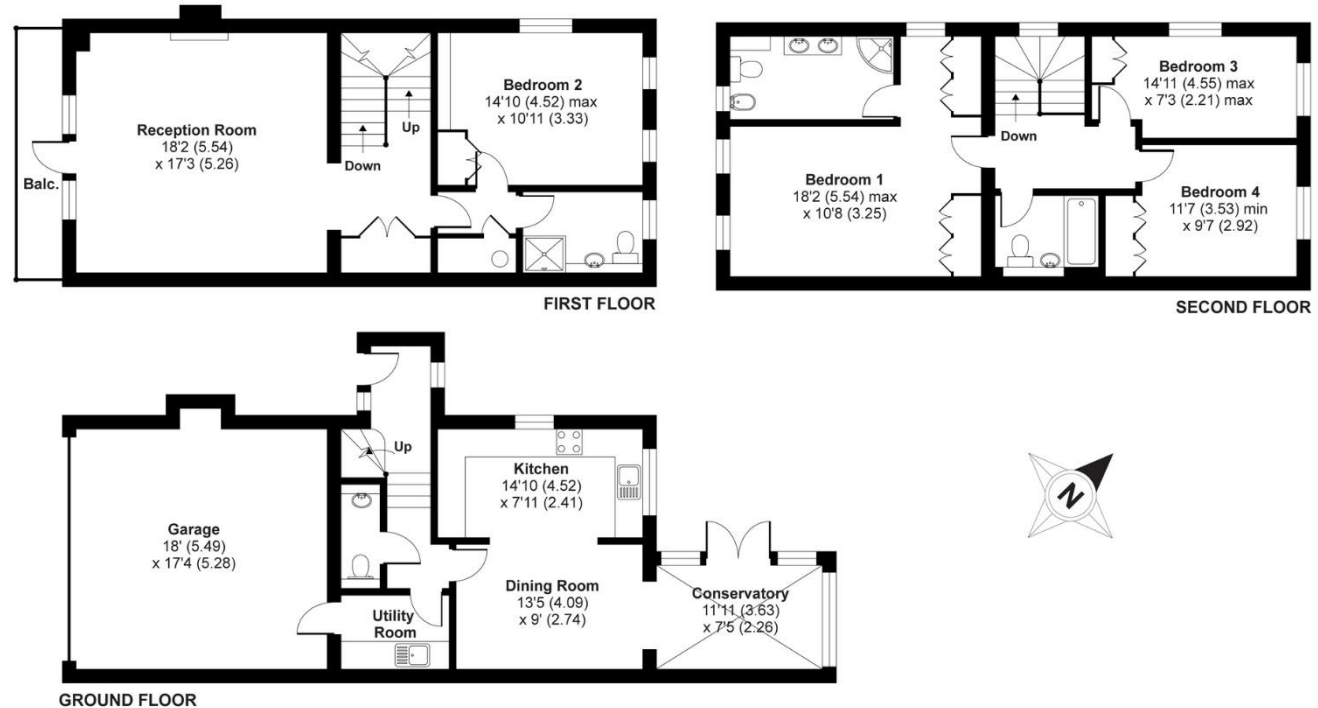
Energy Rating:

C69



Pinel Close, Virginia Water, GU25

APPROX. GROSS INTERNAL FLOOR AREA 2258 SQ FT 209.7 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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