



Friars Road,
Wentworth Estate



A beautifully presented six-bedroom family home, situated in a most convenient location, on the Wentworth Estate.

The Firs, Friars Road Virginia Water GU25 4RP

- ◆ Well-presented six-bedroom family home
 - ◆ Good specification throughout
 - ◆ Excellent south-facing garden
 - ◆ Lounge with bar area
 - ◆ Open plan Kitchen / TV area with island
 - ◆ Four reception rooms ◆ Double garage
- ◆ Modern luxury kitchen with high specification
 - ◆ In and out driveway with electric gates
- ◆ Luxury principal bedroom with dressing area and en-suite

Situation

Virginia Water has excellent shops for day-to-day needs, restaurants and a mainline railway station with a fast service to Waterloo in 42 minutes. 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 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 schools, as well as two international schools, ACS in Egham and TASIS in Thorpe.



Additional Information

Postcode: GU25 4RP

Tenure: Freehold

Council Tax Band: H

Local Authority: Runnymede Borough Council

Service Charge: Annual Wentworth Service Charge Applies.

Services: The property has mains electricity, gas, water, and drainage services.

Fixtures and Fittings: All Carpets, blinds and integrated appliances are included in the sale price.

**Viewing: Strictly by appointment with
Barton Wyatt:**

homes@bartonwyatt.co.uk

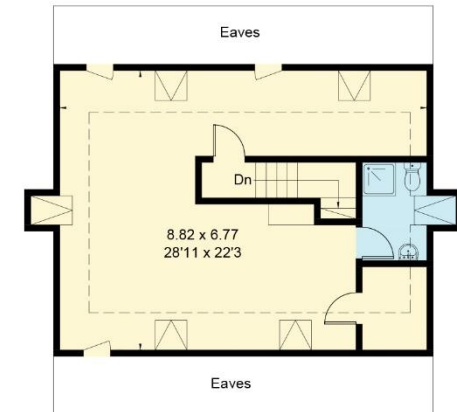
01344 843000

Energy Performance:

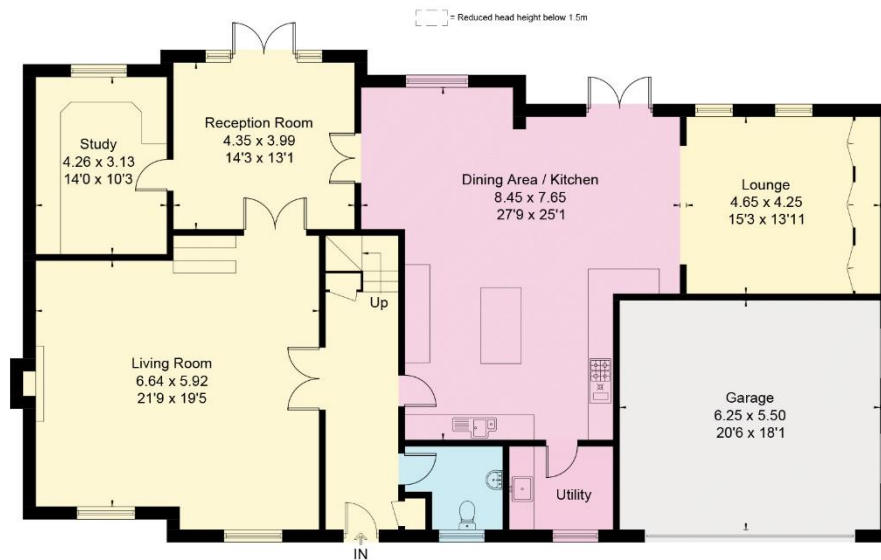
A copy of the full Energy Performance Certificate is available upon request.



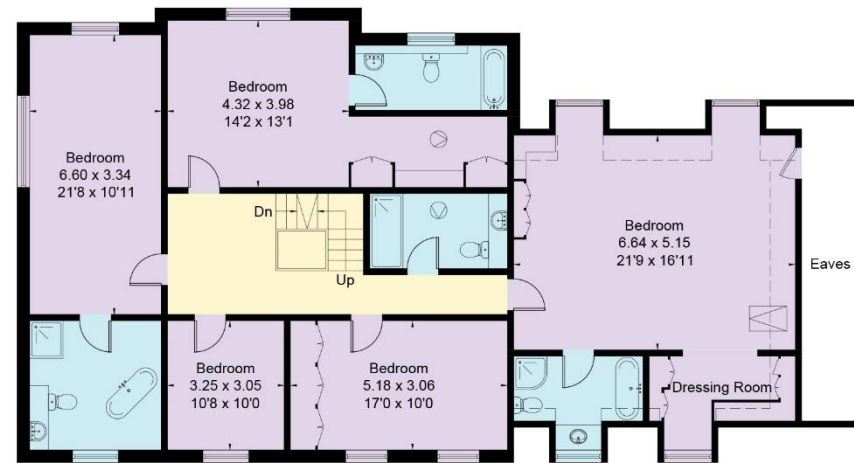
Approximate Floor Area = 399.3 sq m / 4298 sq ft
 Garage = 34.4 sq m / 370 sq ft
 Total = 433.7 sq m / 4668 sq ft



Second Floor



Ground Floor



First Floor



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 #79611



BARTON · WYATT

The Estate Office, 2 Station Approach, Virginia Water, Surrey, GU25 4DL

01344 843000

homes@bartonwyatt.co.uk

bartonwyatt.co.uk