



Sandy Lane,  
St Ann's Park



A high specification, fully refurbished five-bedroom property situated in a prestigious gated development in Virginia Water.

### 9 Sandy Lane, St Ann's Park, Virginia Water, GU25 4TA

- ◆ Five/ Four with study bedroom modern family home
  - ◆ Fully refurbished to a high specification
- ◆ Modern kitchen with stone worktop and high-end appliances
- ◆ Reception with modern fireplace overlooking gardens
  - ◆ Private, south facing patio garden, fully landscaped with summerhouse
    - ◆ Fully fitted study ◆ Airconditioning
- ◆ Main bedroom with balcony, dressing area and en-suite bathroom
  - ◆ Secure gated development
- ◆ Communal leisure facilities with indoor pool, gym and tennis courts

### 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 47 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.

## Additional Information

**Postcode:** GU25 4TA

**Tenure:** Freehold

**Council Tax Band:** H

**Local Authority:** Runnymede Borough Council

**Service Charge:** Approximately £6686 per annum.

**Services:** The property has mains electricity, gas, and water

**Fixtures and Fittings:** Carpets, light fittings, window coverings and integrated appliances are included in the sale.

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

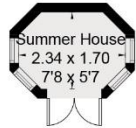
homes@bartonwyatt.co.uk  
 01344 843000

### Energy Performance: D63

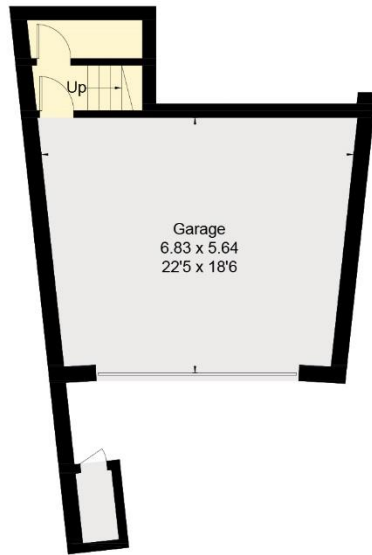
A copy of the full Energy Performance Certificate is available upon request.



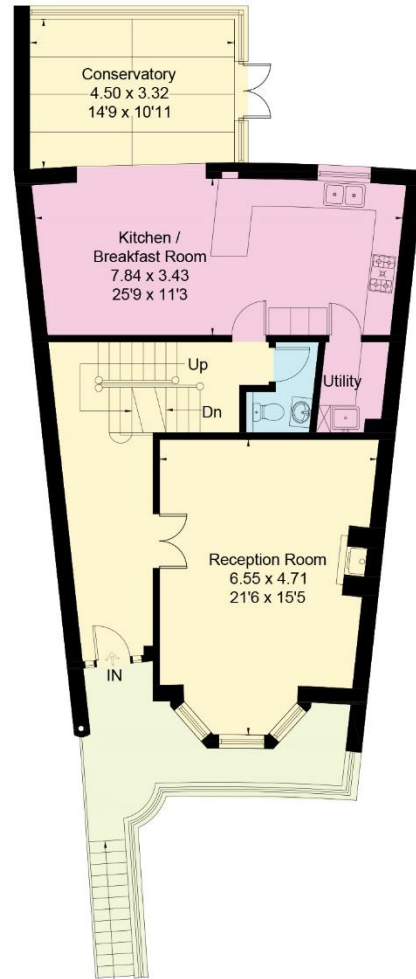
Approximate Floor Area = 280 sq m / 3014 sq ft  
 Outbuilding = 3.5 sq m / 37 sq ft  
 Total= 283.5 sq m / 3051 sq ft



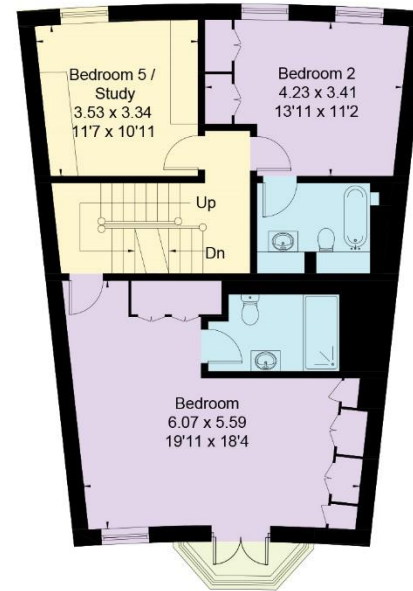
(Not Shown In Actual Location / Orientation)



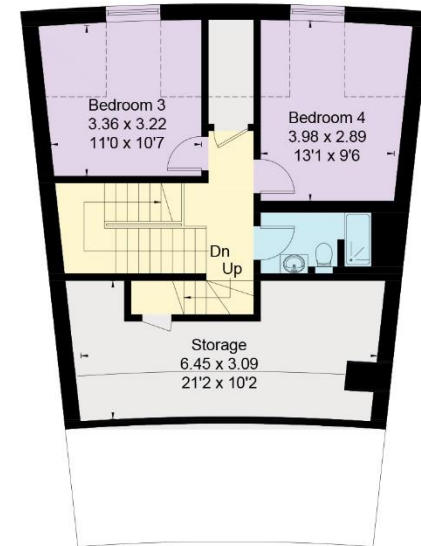
Lower Ground Floor



Raised Ground Floor



First Floor



Second 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 #81240



# BARTON · WYATT

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