

# HUNTERS LODGE

KNOWLE GROVE • VIRGINIA WATER, • SURREY



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***Spacious, beautifully maintained recently constructed detached family home with versatile accommodation.***

Spacious entrance hall • Cloakroom • Drawing room  
Family room • Open plan kitchen/diner with bi-folding  
doors to garden • Utility room • Underfloor heating

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Master bedroom suite with dressing room, en suite  
bathroom and en suite shower • 3 further bedrooms on first  
floor all with en suites and dressing rooms • 2 further  
bedrooms and bathroom on second floor • Playroom/media  
room with external balcony

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Integral garage • Sizeable driveway  
Delightful landscaped south facing gardens  
EPC: B

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Virginia Water station 1 mile • Ascot 4 miles  
Windsor 8 miles • Heathrow Airport (T5) 9 miles  
Central London 26 miles. (All distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.





## Hunters Lodge, Knowle Grove, Virginia Water, Surrey

Hunters Lodge was built to a very high standard and completed in 2015. The spacious and well balanced layout is arranged over 3 floors and provides excellent family accommodation. Particular features include the galleried entrance hall/landing, the open plan kitchen/diner with bi-folding doors to rear patio, 4 bedroom suites, top floor balcony off family room and south facing garden.

### Situation

The property is located on Knowle Grove, a sought after road situated just a short distance from the village centre and station.



**Schools:** Educational facilities in the area include Eton College, Papplewick, Trumps Green Infant School, Christchurch C of E Infant School, Brigidine, Upton House, Bishopsgate, St George's and St John's Beaumont. There are also two highly regarded international schools, ACS and TASIS.



**University:** The Royal Holloway College, University of London is close by.



**Entertainment:** Sporting facilities in the area include golf at Wentworth and Sunningdale and Foxhills, polo at Smiths Lawn, racing at Ascot and Windsor. Attractions in the vicinity include Windsor Castle, Legoland and Savill Gardens.



**Restaurants:** Casa Nova, The Wine Circle, Viceroy, Lux II, Piccolino, Wentworth Club and Coworth Park.



**Walking & Riding:** There are beautiful country walks and horse riding in Windsor Great Park, Virginia Water Lake and Chobham Common.



**Travel:** Communications are excellent due to the close proximity of the M3, M4 and M25 motorways.



**Train services** from Virginia Water to London Waterloo takes approximately 45 minutes.



**Heathrow Airport (T5)** is approximately 9 miles.

## Gardens and grounds

The front is approached via an electrically operated sliding wooden gate, providing access to the sizeable driveway and integral garage. There is access on both sides to the south facing rear garden comprising large partly covered rear sun terrace with lighting, heating and outdoor speakers. There is a large lawned area surrounded by flower beds at the end of which is another area of hardstanding with part walled surround, all of which is enclosed by part panelled fencing.

## Postcode

GU25 4JB

## Services

We are advised by our client that electricity, gas, water and drainage are mains supplied.

## Fixtures and fittings

All those items regarded as tenant's fixtures and fittings, together with the fitted carpets, curtains and light fittings, are specifically excluded from the sale. However, certain items may be available by separate negotiation.

## Local authority

Runnymede Borough Council. 01932 838383.

## Viewing

Viewing is strictly by prior appointment with the agents. Gardens and grounds

## Approximate Gross Internal Floor Area

398 sq.m./4,284 sq.ft.

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