

BARTON·WYATT

29 SANDHILLS COURT, VIRGINIA WATER



29 Sandhills Court • Virginia Water • Surrey • GU25 4BJ

A rarely available full Alexander James designed, four-bedroom townhouse set within a quiet but prime, Virginia Water location.



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| <ul style="list-style-type: none">◇ Superb four-bedroom town house in a prestigious private development◇ Spacious master bedroom suite with fitted wardrobe and luxury ensuite◇ Three further bedrooms and two bathrooms on the second floor◇ Beautiful Kitchen/Dining/ Family room with island, bespoke fitted TV area | <ul style="list-style-type: none">◇ Ideally located for Virginia Water station and amenities◇ Bi-folding doors onto a beautifully landscaped garden with patio area◇ Off road driveway parking for two cars◇ Fully fitted separate utility room and garage (currently reverted to storage)◇ Offered with no onward chain |
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- ◇ Utility Room/Laundry ◇ Kitchen/Dining/Family Room ◇ Sitting Room ◇ Three further bedrooms and two bathrooms on the second floor ◇ Principal bedroom with ensuite with fitted wardrobes
- ◇ Garage converted to storage



Description

Situated in the heart of Virginia Water, in a highly convenient location just a short walk from the shopping parades of Virginia Water Village, with its excellent range of day-to-day shops, restaurants and mainline railway station with a fast service of trains to London Waterloo in approximately 42 minutes. Sunningdale centre is also relatively close by (approximately 3 miles) with its Waitrose Supermarket and mainline railway station. 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 miles away giving access to London, Heathrow and the motorway network. Other than the world-renowned Wentworth Golf Course, country clubs abound in the area such as Sunningdale, Foxhills, Queenwood and the Royal Berkshire. Delightful walks can be enjoyed over Chobham Common, the local golf courses and around Virginia Water Lake, which leads up to the Polo at Smiths Lawn, Savill Gardens and Windsor Great Park beyond. The area is also very well catered for by a wide choice of well-regarded state schools and prep schools, as well as two international schools, ACS in Egham and TASIS in Thorpe.



Sandhills Court, Sandhills Lane, Virginia Water



Fixtures and Fittings:
 Carpets, curtains, light fittings and integrated appliances included in the sale.

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

Local Authority:
 Runnymede Borough Council – 01932 828383

Energy Rating:
 C

Tenure:
 Freehold

Council Tax Band:
 Band G

Approximate Gross Internal Area = 202.0 sq m / 2174 sq ft
 (Including Garage)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		80	88
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

FLOORPLANZ © 2016 0845 6344080 Ref: 167779

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



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