



Trumpsgreen Road  
VIRGINIA WATER, GU25

yoodle®  
*Success and nothing less*

An exquisite five bedroom four bathroom family home situated in a secure gated development of just four luxury homes in a sought after area of Virginia Water.



This beautiful property is brought to the open market for the first time since being built, with no onward chain this has the setting of a dream family home, offering privacy, space, and luxury wrapped within its hand-carved beams and vaulted ceilings.

Everything that has been undertaken has been carried out with total respect to the beauty and originality of the design to accommodate modern family living from the outside hot tap and sockets to the laundry chute and linen closet.

Our favourite room is the large kitchen/dining space. It is extremely functional and ideal for family living. The large drawing room offers a real wood burner for those dreary winter days. Entering from the large galleried hallway the room welcomes you with its own ambience and opens onto the spacious patio area to enjoy the south-facing garden.

There is more than enough space on the first floor with five double bedrooms and a larger than average family bathroom. Three of these bedrooms have an en-suite, two of which have walk-in wardrobes and open vaulted mezzanine floors.

The property is perfectly located for excellent schools and sporting opportunities, supermarkets plus individual shops, boutiques, and restaurants. Only a short drive to Virginia Water train station, on the mainline into London Waterloo 45 minutes with easy road access to the M25 and M3.

Viewings are highly recommended to fully appreciate everything this wonderful home has to offer!



# TRUMPSGREEN ROAD, VIRGINIA WATER, GU25 4JA

ASKING PRICE £1,648,000

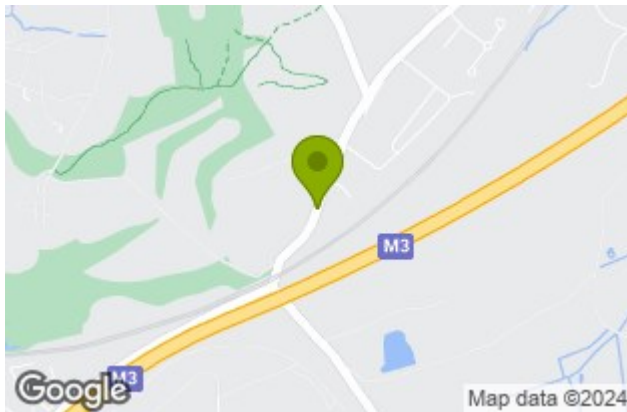
Local Authority:

Council Tax Band: G

Parking: Double garage, gated off-street for approx 4 cars

TOTAL APPROX. FLOOR AREA 3326.00 sq ft

| Energy Efficiency Rating                    |         | Environmental Impact (CO <sub>2</sub> ) Rating |   |
|---|---------|--|---|
| Very energy efficient - lower running costs | Current | Potential                                      | Very environmentally friendly - lower CO <sub>2</sub> emissions |
| (92 plus) A                                 |         |  | (92 plus) A   |
| (81-91) B                                   |         |  | (81-91) B   |
| (69-80) C                                   |         |  | (69-80) C   |
| (55-68) D                                   |         |  | (55-68) D   |
| (39-54) E                                   |         |  | (39-54) E   |
| (21-38) F                                   |         |  | (21-38) F   |
| (1-20) G                                    |         |  | (1-20) G  |
| Not energy efficient - higher running costs |         |  | Not environmentally friendly - higher CO <sub>2</sub> emissions |
| England & Wales                             | 81      | 84   | England & Wales   |
| EU Directive 2002/91/EC                     |         | EU Directive 2002/91/EC                        |   |



Gross internal floor area (approx): 308.9 sq m / 3326 sq ft (Includes Garage)



**Viewing:** Please contact our Surrey Office on 01932 212 880 if you wish to arrange a viewing appointment for this property.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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