



## PALALA

ABBOTS DRIVE • VIRGINIA WATER • SURREY



COCKERHAM  
TELLWRIGHT





## PALALA

28 ABBOTS DRIVE • VIRGINIA WATER • SURREY

**Detached family home with huge potential to extend or replace (STPP) situated on a sizeable corner plot within the prestigious Wentworth estate.**

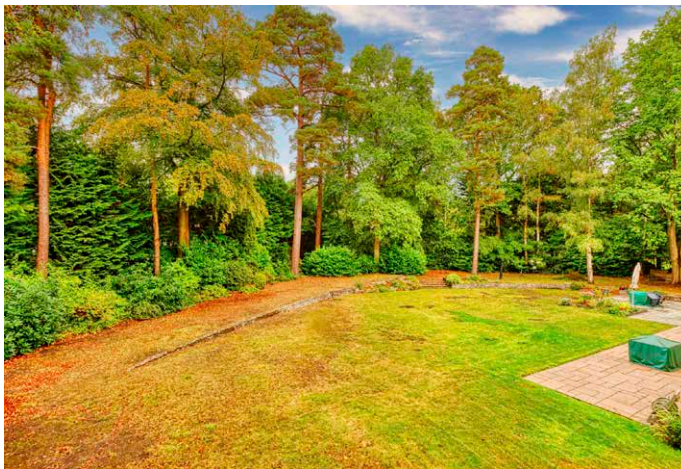
- Entrance hall
  - Cloakroom
  - Sitting room
  - Dining room
  - Family/breakfast room
  - Kitchen
  - Utility room.
- 
- Principal bedroom with balcony and en suite shower room
  - Four further bedrooms
  - Family bathroom.
- 
- OUTSIDE – Tarmac driveway
  - Integral double garage
  - Mature corner plot of approximately 0.65 acres

### DISTANCES

- Village centre 0.3 miles
- Sunningdale 3 miles
- Egham 3 miles
- Windsor 6 miles
- Heathrow airport 8 miles
- Central London 25 miles
- (All distances approximate)







## **DESCRIPTION**

Palala is a very comfortable detached family home comprising three good sized reception rooms all of which overlook the rear gardens. The property has 5 bedrooms, the principal of which has a balcony to the rear and a sizeable en suite bathroom with a walk in shower and an adjoining family bathroom with shower and bath.

## **OUTSIDE**

The property occupies a corner plot which is just under two thirds of an acre. This is approached via wrought iron gates which open onto tarmac driveway which in turn leads to the integral double garage, power, light, and personal door to the house. The majority of the gardens are to the North & North West of the property comprising lawned areas surrounded by a variety of mature shrubs, trees and hedging.

**N.B. We believe the property could be substantially extended or indeed be replaced by a new three storey dwelling of some 7/8,000 square feet or so subject to the usual planning consents required.**

## **SITUATION**

Palala is located in one of the highly sought after private, quiet and gated roads of the Wentworth Estate and yet still within walking distance of the high street which has local day to day shops, restaurants and mainline station to Waterloo.

## **AMENITIES**

**Schooling:** the choice for both girls and boys is exceptional. These include, Hall Grove, Woodcote, Sunningdale prep, Papplewick, Bishopsgate, St. Johns Beaumont, St. George's, St Mary's, ACS, Tassis, Eton and Wellington Colleges.

**Shopping:** There are local facilities in Virginia Water, Sunningdale and Bagshot. More comprehensive centres can be found at Windsor, Guildford, Camberley and Staines.

**Sporting Venues:** Nearby golf clubs include Wentworth, Sunningdale, Swinley, Queenwood, The Royal Berkshire and Foxhills Country Club. The famous Ascot racecourse is only a short distance away as are the Smiths Polo lawns in the great Windsor Park.



**Travel:** Various junctions for the M25 and M3 are conveniently located providing access to Central London as well as the west country and international airports, Heathrow and Gatwick. There are mainline stations with direct access to Waterloo at Virginia Water, Egham and Staines.

**Outdoor Activities:** The Windsor Great Park, The Savill Garden and Chobham common are popular venues for great country walks, cycling and horse riding.

### POSTCODE

GU25 4SE

### SERVICES

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

### TENURE

Freehold

### FIXTURES AND FITTINGS

Fitted carpets, curtains, light fittings, and white goods are excluded from the sale but may be available by separate negotiation.

### LOCAL AUTHORITY

Runnymede Council tel no: 01932 838383

### VIEWINGS

Strictly by appointment only with the agent Cockerham and Tellwright.

Energy Efficiency Rating		Current	Potential
(92+)	A		
(81-91)	B		
(69-80)	C		76
(54-68)	D	60	
(39-53)	E		
(21-38)	F		
(1-20)	G		

Not energy efficient - typical running costs

EU Directive 2002/91/EC

England & Wales

## Palala

Approximate Gross Internal Area Total  
 Ground Floor = 131.45 sq m / 1415 sq ft  
 FIRST Floor = 119.01 sq m / 1281 sq ft  
 Total = 250.46 sq m / 2696 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1047307)

**DISCLAIMER:** We have prepared these sales particulars as a general guide and they must not be relied upon as statement of fact. Floorplan measurements are approximate and are for guidance purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

### CONTACT:

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