

### **ABBOTS WARREN**

ABBOTS DRIVE • VIRGINIA WATER • SURREY





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# Detached and spacious family home with annex situated on the Wentworth estate.

- Spacious entrance hall
- Large sitting room
- Dining room
- Study
- Family/TV room
- Kitchen/breakfast room
- Conservatory
- Utility room
- Cloakroom.
- Principal bedroom with dressing area, balcony and ensuite bathroom
- Guest bedroom with balcony and en-suite shower room
- 3 further double bedrooms and family bathroom.
- Self-contained annex with kitchen and bathroom
- Attached triple garage
- Large brick paved in and out driveway
- South facing rear garden with outdoor pool.
- Gardens of just over 0.5 acre













#### **DESCRIPTION**

Abbots Warren is an attractive and imposing detached family home with character comprising well balanced and versatile accommodation arranged over two floors. All the principal reception rooms are accessed from the spacious entrance and the kitchen runs from front to back off which is a very useful conservatory. To the front is a separate entrance with access to the triple garage and stairs leading to a self-contained annex/office which also has a bathroom and kitchen. The first floor comprises large principal bedroom with a dressing area, a recently refitted bathroom and a south facing balcony. The guest bedroom also has a recently installed shower room and a further balcony. There are three further double bedrooms and a spacious family bathroom which has also been recently fitted.

#### OUTSIDE

The property is approached via in and out electrically operated wrought iron gates opening onto a large brick paved driveway flanked by attractive flower beds and leads to the attached triple garage with single electrically operated up and over door to both front and rear and personal door to house. Behind the garage is an area of further parking and a gate providing access to the south facing and private rear gardens. These are a particular feature of the property comprising large sun terrace incorporating an outdoor heated pool beyond which is an area of well maintained lawn. There is also a covered area with lighting including a brick built barbeque all surrounded by a variety of mature shrubs and trees.

#### **SITUATION**

Abbots Warren is located in one of the 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.

#### **DISTANCES**

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

#### **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, The Royal Berkshire and Foxhills Country Club. The famous Ascot racecourse is only a short distance away as well as Polo in the great Windsor Park.

**Travel:** Various junctions for the M25 and M3 are very 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.

#### **OTHER DETAILS**

Post Code: GU25 4SF

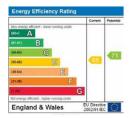
**Services:** We are advised by our client that gas, electricity, water and drainage are all mains supplied.

**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.



### Approximate Floor Area = 562.3 sq m / 6,052 sq ft Power Room / Store = 3.6 sq m / 39 sq ft Total = 565.9 sq m / 6.091 sq ft





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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