



ABBOTS WARREN

ABBOTS DRIVE • VIRGINIA WATER • SURREY



**COCKERHAM
TELLWRIGHT**

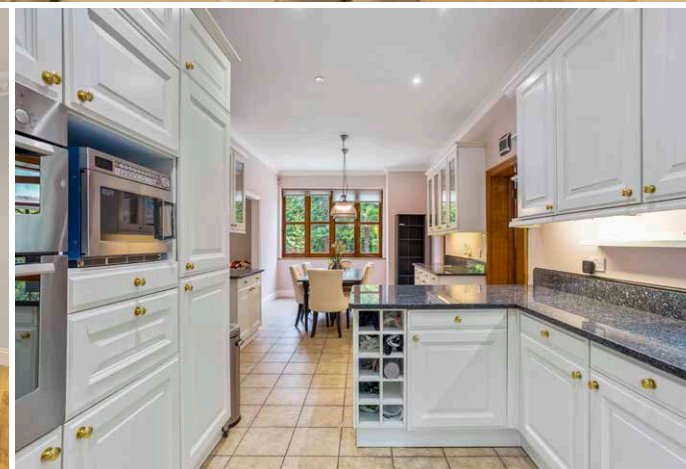


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Detached and spacious family home with annex situated on the Wentworth estate.

- Spacious entrance hall
 - Large sitting room
 - Dining room
 - Study
 - Family/TV room
 - Kitchen/breakfast room
 - Conservatory
 - Utility room
 - Cloakroom.
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- 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.
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- Self-contained annex with kitchen and bathroom
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- 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)

