



5 VIRGINIA DRIVE

VIRGINIA WATER • SURREY



COCKERHAM
TELLWRIGHT



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Detached family home with character offering huge potential to extend STPP situated on the renowned Wentworth Estate.

- Entrance hall
 - Sitting room
 - Dining room
 - Family room
 - TV room
 - Kitchen/breakfast room
 - Utility room
 - Cloakroom
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- Spacious principal bedroom with ensuite bathroom
 - 3 further double bedrooms
 - Bedroom 5/study
 - Family bathroom with adjoining cloakroom
 - Further shower room
 - Orangery with views over garden
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- Integral double garage
 - Brick paved driveway
 - Lovely Southwest facing gardens of approximately 0.68 acre

DISTANCES

- Village centre 0.2 miles
- Sunningdale 3 miles
- Egham 3 miles
- Windsor 6 miles
- Heathrow airport 8 miles
- Central London 25 miles
- (All distances are approximate)





DESCRIPTION

5 Virginia Drive is a very traditional detached family home of character built by the builder WG Tarrant back in the 1930's, which has been extended in the past now providing sizeable and flexible family accommodation arranged over two floors. Some features still remain, however, such as the original oak herringbone flooring. There are four reception rooms all of which overlook the gardens and two of which have doors to the rear. On the first floor is a spacious landing off which is the principal bedroom with spacious en-suite bathroom. There are 3 further double bedrooms serviced by a family bathroom and further separate shower room. At one end is the spacious 5th bedroom currently used as a study, and an adjoining light and bright orangery.

OUTSIDE

The front comprises brick paved driveway providing access to the integral double garage which has power, light, and internal door to house. There is access on both sides of the house to the southwest facing rear garden which is a particular feature of the property. This is mainly laid to well maintained level lawned areas dotted and surrounded by a wealth of mature trees shrubs and flower beds. There is a sun terrace with outside lighting, a large kitchen garden to one side and an attractive fishpond with rockery within the lawn. The gardens are surrounded by further mature trees and hedging giving you a good degree of privacy.

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

SITUATION

5 Virginia Drive 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 with its 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, Tasis, Eton and Wellington Colleges.

Shopping: There are local facilities in Virginia Water, Sunningdale and Bagshot. More comprehensive shopping 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.

POSTCODE

GU25 4RX

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 Borough Council tel no: 01932 838383

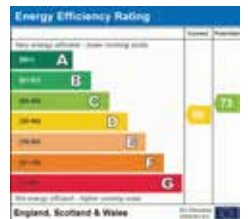
VIEWINGS

Strictly by appointment only with the agent Cockerham and Tellwright.

5 Virginia Drive, Virginia Water, Surrey GU25 4RX
Gross Internal Area (Approx.)
Main House = 326 sq m / 3,511 sq ft
Garage = 33 sq m / 362 sq ft
Total Area = 359 sq m / 3,873 sq ft



Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2023.



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