



13 TROTSMOUTH AVENUE

VIRGINIA WATER

BUCKINGHAMS



13 Trotsworth Avenue

Virginia Water • Surrey • GU25 4AL

£2,695,000
Freehold

A unique & truly exceptional contemporary family home providing superb accommodation ideal for modern living & enjoying a large private West facing rear garden, just a short walk to the village centre.

- STUNNING CONTEMPORARY HOME
- FOUR BEDROOMS, FOUR BATH/SOWER ROOMS
- LOVELY WEST FACING PRIVATE GARDENS
- QUIET LOCATION IN THE HEART OF THE VILLAGE
- ENERGY EFFICIENT LIVING, SOLAR PANELS
- OUTSTANDING OPEN PLAN LIVING SPACE
- EXCELLENT CINEMA ROOM
- COUNCIL TAX BAND H, ALL MAINS SERVICES

RECEPTION HALL • CLOAKROOM • DRAWING ROOM • STUDY • OPEN PLAN KITCHEN/DINING/FAMILY ROOM • UTILITY ROOM • CINEMA ROOM • MASTER BEDROOM WITH DRESSING ROOM • EN SUITE BATH & SHOWER ROOM • TWO FURTHER DOUBLE BEDROOMS WITH EN SUITE SHOWER ROOMS • DOUBLE BEDROOM FOUR • FAMILY BATHROOM • GATED DRIVEWAY TO SINGLE GARAGE • LOVELY GARDENS

Description

13 Trotsworth Avenue was built in 2009 to a superb specification and has been improved by the current owners, offering accommodation of the highest quality throughout; the property enjoys a plot measuring 0.34 acres with a lovely bright West facing garden and the location is ideal, being on a quiet no through road but just a short walk from village centre shops, restaurants and rail station.

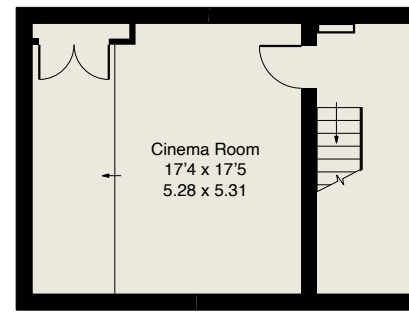
The property has also been designed to be highly energy efficient, with the underfloor central heating being supplied by ground source heat pump and there are thirty solar panels, linked to battery storage, to maximize on natural energy use.

Directions

From our offices on Station Approach, Virginia Water turn left at the station end onto Christchurch Road then take the first right hand turn into Gorse Hill Lane. Proceed up the hill & turn right into Trotsworth Avenue and where the road forks turn left; the property will be found half way up on the left hand side.

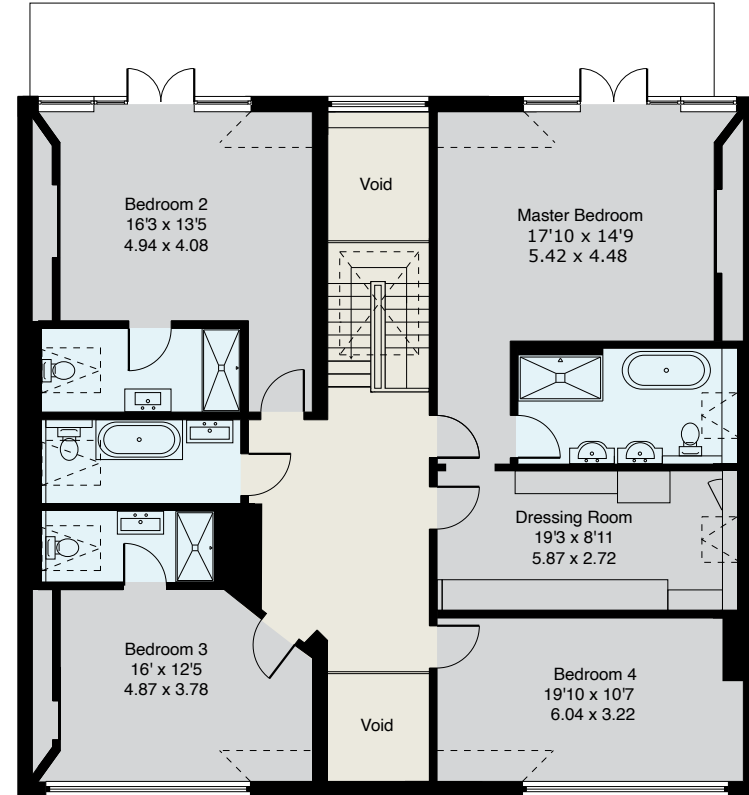
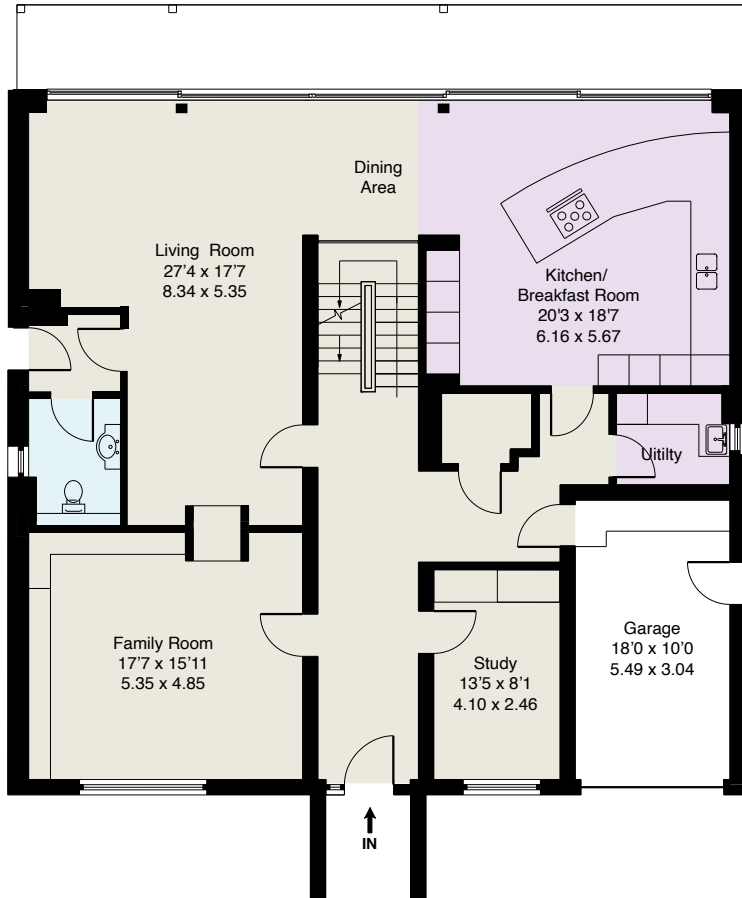
Approximate Gross Internal Floor Area :
 Lower Ground Floor 39.27 sq m / 423 sq ft
 Ground Floor 182.85 sq m / 1968 sq ft
 First Floor 169.95 sq m / 1829 sq ft
Total 392.07 sq m / 4220 sq ft

Lower Ground Floor



First Floor

Ground Floor



EPC: B81.

Important Notice
 These particulars and measurements are believed to be correct but their accuracy is not guaranteed by the Vendor or Vendor's Agents and they do not constitute any part of a contract. It is not our Company Policy to test services and domestic appliances so we cannot verify that they are in working order. The buyer is advised to obtain verification from their Solicitor or Surveyor.

Ref: 13TAB010204243 HPI ©2024 Not to Scale. Any Areas, measurements or distances given are maximum and approximate only, no decisions without checking should be made when reliant upon them.

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