Poppins

Spring Woods • Virginia Water • Surrey • GU25 4PW

£2,500,000
Freehold

A truly unique character home enjoying a private, mature plot in excess of a third of an acre in an exceptional location on the main island of the Wentworth Estate.

- LOVELY CHARACTER FAMILY HOME
- FOUR BEDROOMS, TWO EN SUITE
- MATURE PLOT MEASURING 0.38 ACRES
- SUPERB WENTWORTH ESTATE LOCATION
- THREE RECEPTION ROOMS
- PRIVATE, SOUTH FACING REAR GARDEN
- WALKING DISTANCE TO VILLAGE CENTRE & RAIL STATION
- LONDON WATERLOO FROM 42 MINS

RECEPTION HALL • CLOAKROOM • DRAWING ROOM • FAMILY ROOM • STUDY • KITCHEN/ BREAKFAST ROOM • 2ND KITCHEN • MASTER BEDROOM WITH EN SUITE BATH & SHOWER ROOM • GUEST BEDROOM WITH EN SUITE SHOWER ROOM • TWO FURTHER DOUBLE BEDROOMS • FAMILY BATHROOM • DRIVEWAY TO DOUBLE GARAGE • LOVELY GARDENS

Description

This property is a fantastic proposition and presents a wonderful opportunity not to be missed; enjoying an excellent location on the main island of the Wentworth Estate yet within walking distance of Virginia Water village centre, Poppins is a lovely character family home set on a private plot with South facing, mature gardens. In our view the combination of character, location and surroundings is a 'must see'.

Directions

From our offices on Station Approach, Virginia Water, turn left onto Christchurch Road and at the roundabout take the second exit and proceed through the barrier into Spring Woods; at the end of the straight the property will be found on the left hand side.

Approximate Gross Internal Floor Area :
Ground Floor   172 sq m / 1852 sq ft
First Floor   145 sq m / 1567 sq ft
Total   **317 sq m / 3419 sq ft**

N

First Floor

Eaves Storage

Eaves Storage

Bedroom 2
12'4 x 8'9
3.76 x 2.67

Master Bedroom
17'4 x 15'2
5.28 x 4.62

Eaves Storage

Eaves Storage

Eaves Storage

Bedroom 3
11'9 x 10'11
3.58 x 3.33

Eaves Storage

Eaves Storage

Eaves Storage

Guest Bedroom
15'5 x 12'5
4.70 x 3.79

Eaves Storage

Ground Floor

Family Room
16'11 x 10'10
5.16 x 3.30

Study
13'5 x 11'4
4.09 x 3.45

Drawing Room
21'3 x 15'
6.48 x 4.57

Kitchen /
Breakfast Room
20'2 x 13'5
6.15 x 4.09

Kitchen

Entrance
Hall

Double Garage
23'2 x 22'3
7.06 x 6.78

IN

EPC: E45.
COUNCIL TAX BAND H.
ALL MAINS SERVICES

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: PB0011905112   HPI ©2023 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.

01344 845050
BUCKINGHAMS
6 STATION APPROACH, VIRGINIA WATER, SURREY GU25 4DL • sales@buckinghams.com • www.buckinghams.com