



22A OAK TREE CLOSE

VIRGINIA WATER

**BUCKINGHAMS**





# 22A Oak Tree Close

Virginia Water • Surrey • GU25 4JF

£1,395,000  
Freehold

A highly attractive detached family home originally constructed in 1990, occupying mature secluded grounds of approximately a third of an acre with a south easterly aspect rear garden and situated in a tucked away cul-de-sac location.

- FOUR/FIVE DOUBLE BEDROOMS
- THREE BATH/SOWER ROOMS (2 EN-SUITE)
- DOUBLE WIDTH GARAGE & WORKSHOP
- PRIVATE SOUTH EASTERLY ASPECT REAR GARDEN
- 2818 SQ.FT OF ACCOMMODATION & GARAGING
- CUL-DE-SAC LOCATION
- LARGE GARDEN ROOM
- LIVING ROOM WITH FIREPLACE
- SPACIOUS MASTER BEDROOM SUITE
- M25 – UNDER 10 MINUTES DRIVE

SPACIOUS RECEPTION HALL • CLOAKROOM • LIVING ROOM WITH WIDE BAY WINDOW & FIREPLACE • DINING ROOM OPEN-PLAN TO KITCHEN • LARGE GARDEN ROOM • FAMILY ROOM/BEDROOM FIVE • STUDY • UTILITY ROOM • FANTASTIC MASTER BEDROOM SUITE INCLUDING BATHROOM, DRESSING ROOM WITH COMPREHENSIVE STORAGE & OFFICE • GROUND FLOOR BEDROOM TWO WITH FULL BATHROOM EN-SUITE • TWO FURTHER DOUBLE BEDROOMS • FAMILY BATHROOM • DOUBLE WIDTH GARAGE • EXCELLENT WORKSHOP WITH CLOAKROOM • DRIVEWAY PARKING FOR SEVERAL VEHICLES • PRIVATE REAR GARDEN

## Description

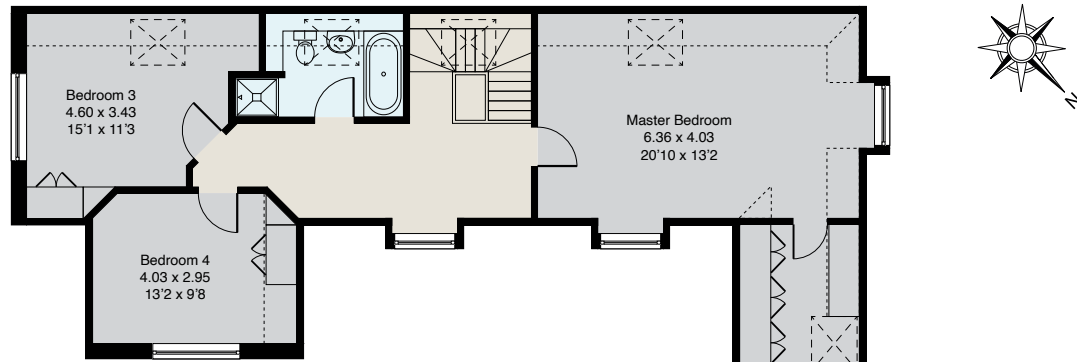
Set back from the road and occupying pretty & mature private grounds of about a third of an acre in a pleasant cul-de-sac location, an individual detached family home originally constructed as a bungalow in 1990 and significantly enlarged at first floor level in 1999 to create spacious accommodation & garaging measuring in excess of 2800 square feet in total.

Virginia Water village centre & mainline railway station serving London Waterloo & Reading is approximately fifteen minutes' walk and provides a very good variety of restaurants & local shops whilst both the M25 Motorway at Chertsey (J11) & Staines/Egham (J13) and the M3 Motorway (J3) are within only a short drive.

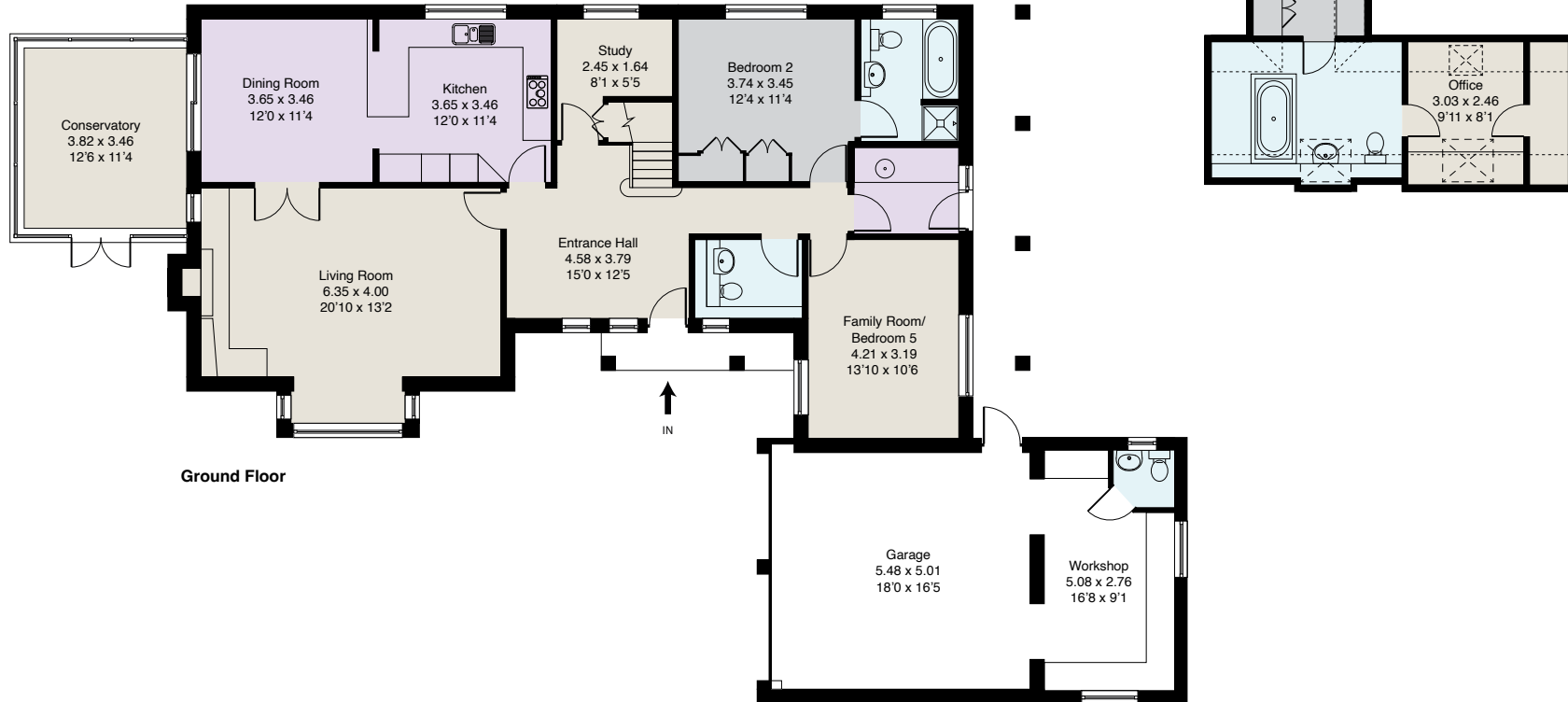
## Directions

From our offices in Station Approach, Virginia Water turn right onto Christchurch Road and proceed to the traffic light crossroads. Turn right into Trumps Green Road and proceed under the two bridges and past the parade of shops on the right hand side. Continue up and over the hill and take the left turn into Oak Tree Close. At the roundabout turn right and at the next roundabout 22A will be found on the far side.

Approximate Gross Internal Floor Area :  
 Ground Floor 178.22 sq m / 1918 sq ft  
 First Floor 83.61 sq m / 900 sq ft  
 Total 261.83 sq m / 2,818 sq ft



First Floor



Ground Floor

Council Tax – Band G  
 EPC: D67.

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: 22AOTCB012806223 HPI ©2022 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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