



16 CYPRESS COURT
VIRGINIA WATER

BUCKINGHAMS



16 Cypress Court

St Ann's Park • Virginia Water • Surrey • GU25 4TB

£1,095,000 Freehold

A rarely available and very spacious four double bedroom townhouse, enjoying a westerly facing rear garden whilst situated on the prestigious St Anns Park gated development.

- 3 RECEPTION ROOMS
- 4 DOUBLE BEDROOMS
- 3 BATH/SHOWER ROOMS
- 2549 SQUARE FEET TOTAL
- LONDON WATERLOO FROM 47 MINUTES
- 24 HOUR MANNED SECURITY
- COUNCIL TAX BAND H, EPC C.77
- ANNUAL MAINTENANCE CHARGE APPROX £5.555 (2025)

ENTRANCE HALL • DRAWING ROOM WITH GAS FIREPLACE • OFFICE/STUDY • KITCHEN/DINING ROOM OPEN TO CONSERVATORY • PRINCIPAL BEDROOM SUITE WITH EN SUITE BATH & SHOWER ROOM • THREE FURTHER DOUBLE BEDROOMS • FAMILY SHOWER ROOM • SECOND FAMILY SHOWER ROOM • UTILITY ROOM • CLOAK ROOM • DOUBLE INTEGRAL GARAGE • PRIVATE REAR GARDEN • PRIVATE DRIVEWAY

Description

16 Cypress Court is one of only a few townhouses of a similar design, providing versatile and superbly arranged living accommodation in excess of 2,500 square feet across three floors. The property has been kept in excellent order by the current owners and features a superbly fitted modern kitchen with quartz work tops, modern appliances and a stylish breakfast bar overlooking the westerly facing rear garden. The property is situated in the ever increasingly sought after gated community of St Ann's Park boasting 24 hour manned security, a recently refurbished indoor heating swimming pool and gymnasium, external tennis courts and children's play area. All whilst being located in central Virginia Water whilst being within easy walking distance of Virginia Water railway station and local amenities.

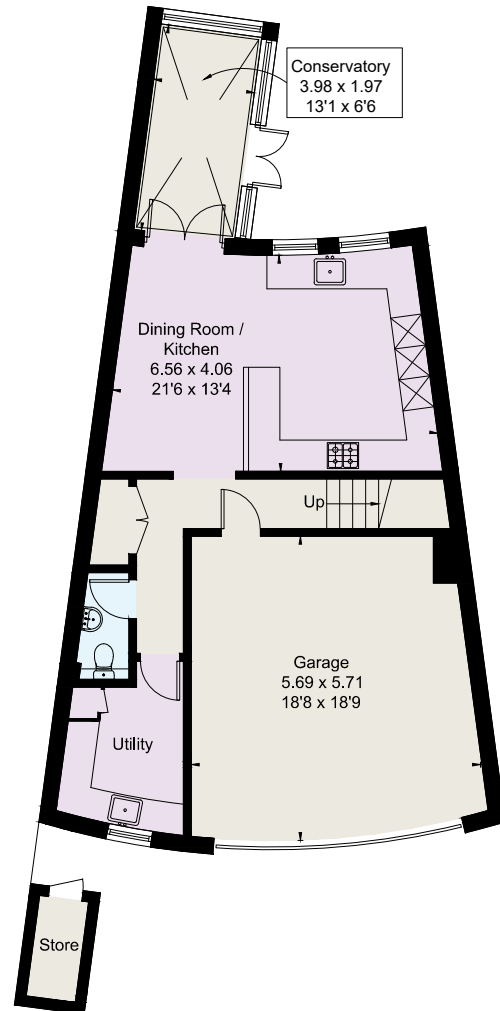
Directions

From our office on Station Approach, Virginia Water, turn right onto Christchurch Road, at the traffic lights proceed straight over onto Sandhills Lane and turn left into the entrance of St Anns Park; the guard will direct you from there.

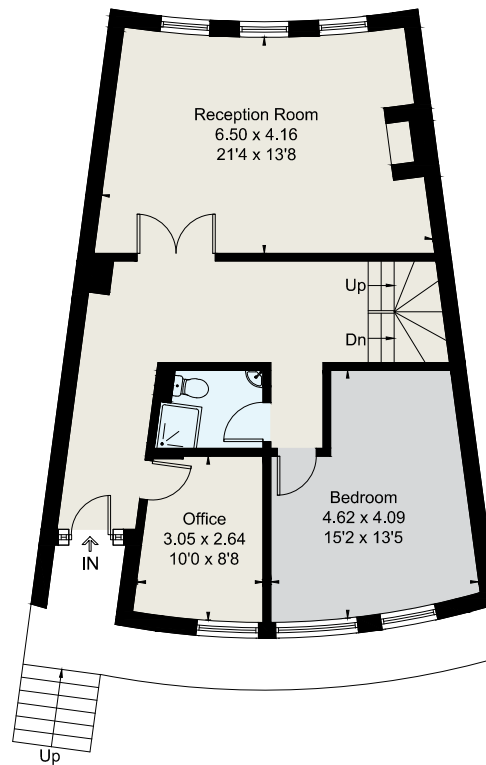
Cypress Court, Virginia Water, GU25 4TB

Approximate Gross Internal Floor Area :

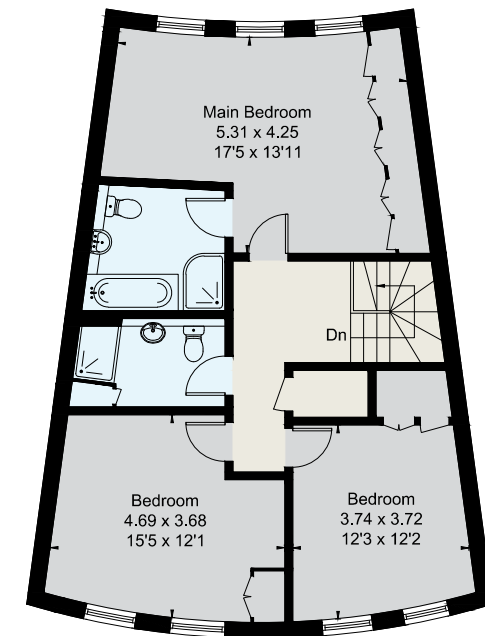
Ground Floor	85.3 sq m / 918 sq ft
First Floor	74.6 sq m / 803 sq ft
Second Floor	76.9 sq m / 828 sq ft
Total	236.8 sq m / 2549 sq ft



Ground Floor



First Floor



Second Floor

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.

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