

BARTON · WYATT

4 LYNE PLACE MANOR • VIRGINIA WATER • SURREY • GU25 4ED



4 Lyne Place Manor • Virginia Water • Surrey • GU25 4ED

A stunning two-bedroom apartment at the end of a long private driveway in 8 acres of beautiful grounds. The apartment is bright and airy with high ceilings, as well as its own private garden.



- ◇ Raised ground floor apartment incorporating principal ballroom of original Manor House
- ◇ High ceilings, ornate features and large windows with a southern aspect
- ◇ Manicured private south facing garden
- ◇ Use of communal grounds amounting to approximately 8 acres

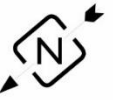
- ◇ Tennis Court
- ◇ Master bedroom with ensuite, as well as second bedroom with ensuite
- ◇ Kitchen and storeroom, as well as dining room
- ◇ South facing covered loggia terrace, with steps leading down to a York stone patio
- ◇ Single garage and visitor parking



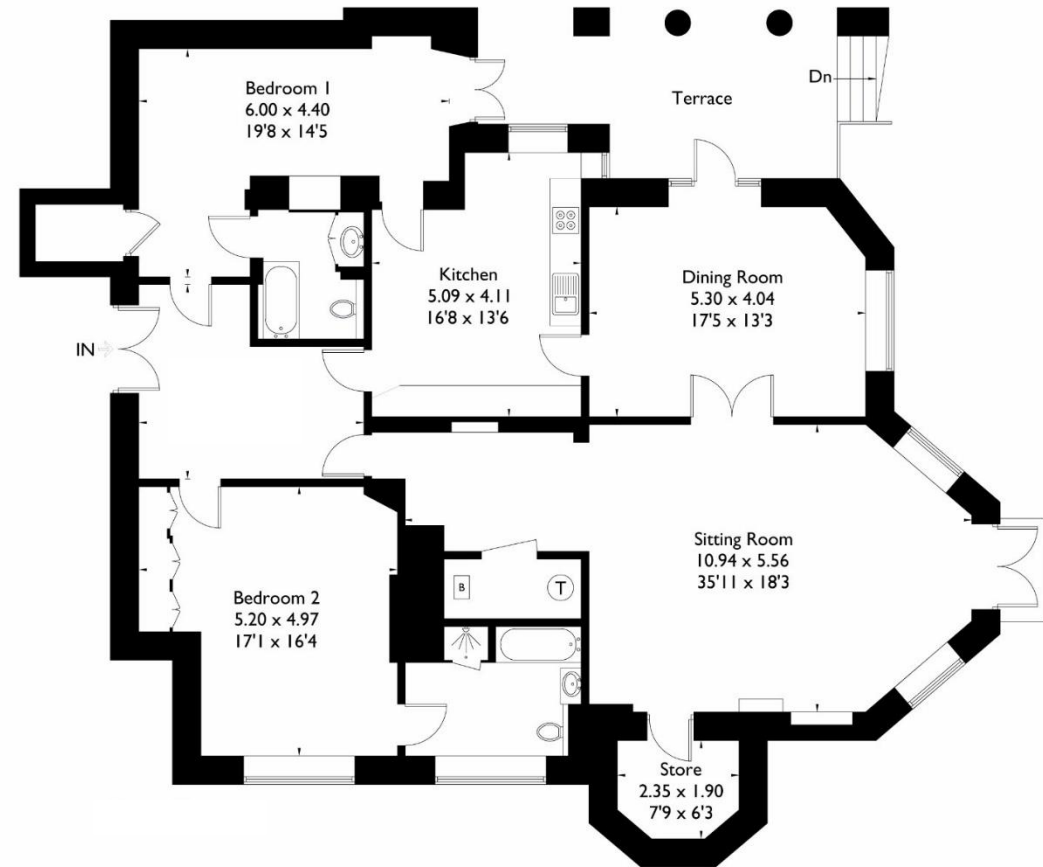
Situation

Lyne Place Manor is superbly situated in Virginia Water, close to its picturesque shopping parades with excellent shops for day-to-day needs, restaurants and mainline railway station with a fast train service to Waterloo (42 minutes). For the household shop there is a Waitrose in Sunningdale and for more extensive shopping facilities, the towns of Windsor, Staines, Guildford, and Kingston are all nearby. There is easy access to the M25 and M3 providing links to London, Heathrow, and the motorway network. In addition to the world-renowned Wentworth Club, country clubs in the area abound including Foxhills, Queenwood, Sunningdale and the Royal Berkshire. Delightful walks can be enjoyed around Virginia Water Lake which leads up to the Polo Fields at Smiths Lawn and is adjacent to Savill Gardens and Windsor Great Park beyond for riding. The area is also well catered for by a wide choice of private prep and state schools, as well as two international schools.





Approximate Gross Internal Area = 180.8 sq m / 1946 sq ft



Fixtures and Fittings:
Carpets, curtains, light fittings, and kitchen appliances are included in the sale of the property.

Services:
The property has mains gas, electricity, and water.

Local Authority:
Runnymede Borough Council – 01932 828383

Energy Rating:
D55

Tenure & Service Charge:
Leasehold.
Roughly £5200 per annum service charge

Council Tax Band:
Band G

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

FLOORPLANZ © 2016 0845 6344080 Ref: 175334

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



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