

BARTON · WYATT

34 HOLLOWAY DRIVE • VIRGINIA WATER • SURREY • GU25 4SY





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A characterful and spacious four-bedroom property in this prestigious building in the heart of Virginia Park

- ◇ Desirable characterful period property
- ◇ High ceilings and ornate features
- ◇ Three splendid reception rooms
- ◇ Fitted kitchen with fully integrated appliances
- ◇ Leisure facilities including indoor pool, gym, and tennis court
- ◇ Four generous bedrooms including master suite
- ◇ Two underground parking spaces
- ◇ West facing garden
- ◇ Popular gated development with 24hr security
- ◇ Central Virginia Water location



Situation

Virginia Park is situated in an ultra-convenient position only a short level walk from the picturesque shopping parades of Virginia Water with its excellent shops for day-to-day needs, restaurants, and mainline railway station with a fast service of trains to Waterloo in approximately 42 minutes. There is an excellent Waitrose in Sunningdale and for more extensive shopping facilities, the towns of Windsor, Staines, Guildford, and Kingston are all close at hand. Junction 13 of the M25 is just 3.5 miles away giving access to London, Heathrow, and the motorway network.

Other than the world-renowned Wentworth Club, country clubs are abounding in the area such as 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 very well catered for by a huge choice of private prep schools, as well as two international schools, ACS in Egham and TASIS in Thorpe.



Approximate Floor Area = 235 sq m / 2529 sq ft

Fixtures and Fittings:
Fitted carpets, curtains and light fittings are negotiable.

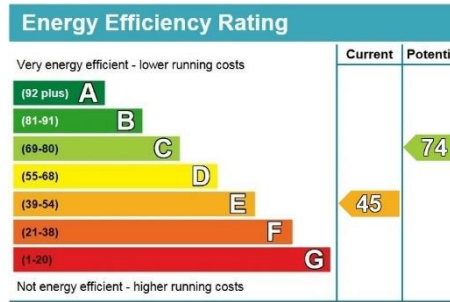
Services:
The property has mains gas, water, and electricity.

Local Authority:
Runnymede Borough Council – 01932 828383

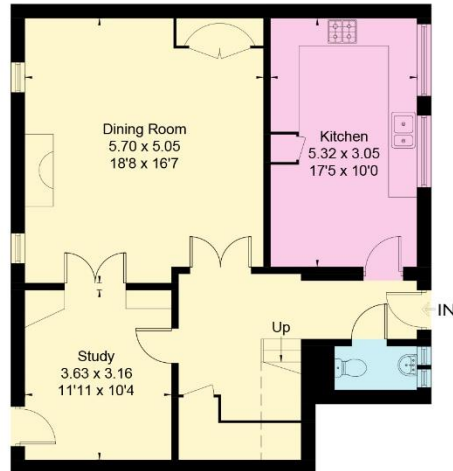
Energy Rating:
E45

Tenure & Service Charge:
Freehold
There is an annual service charge of £14,162 paid quarterly.

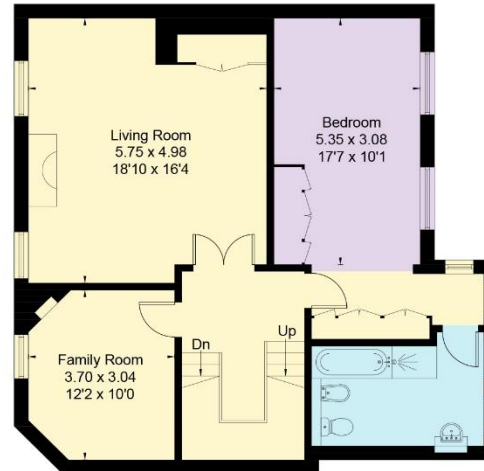
Council Tax Band:
Band H



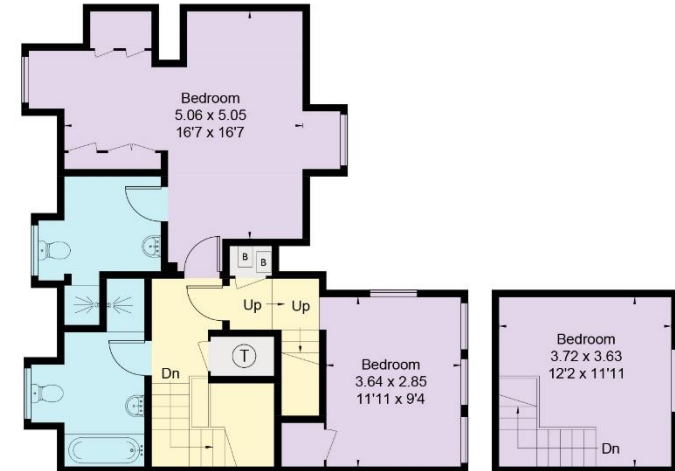
= Reduced head height below 1.5m



Ground Floor



First Floor



Second Floor

Third Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #68442



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