

BARTON · WYATT

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





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

**A charming and unique five-bedroom period house, occupying an entire elevation of an imposing Regency Manor house.**

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| <ul style="list-style-type: none"> <li>◇ Impressive period home with lots of character</li> <li>◇ Private 120ft garden with large terraces and mature borders</li> <li>◇ High ceilings and ornate original features</li> <li>◇ Formal reception room with doors to the terrace</li> </ul> | <ul style="list-style-type: none"> <li>◇ 8 acres of communal gardens including tennis court</li> <li>◇ Five bedrooms and three bathrooms</li> <li>◇ Secure gated driveway leading to the property</li> <li>◇ Study, games room and utility room</li> <li>◇ Garage and additional parking</li> <li>◇ Bespoke development of just 11 properties</li> </ul> |
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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 - ACS in Egham and TASIS in Thorpe.





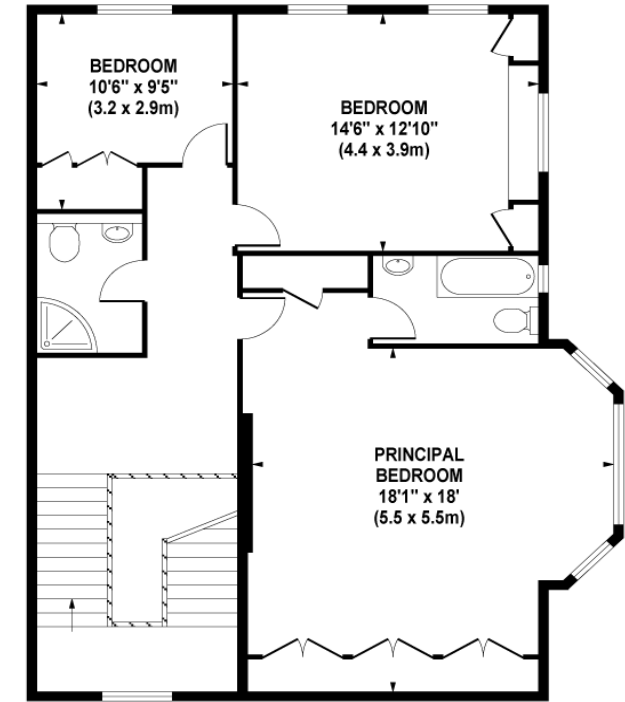
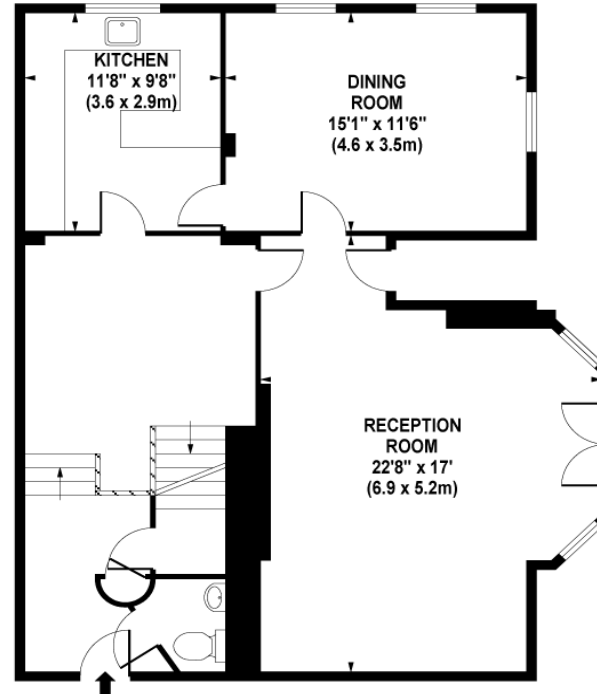
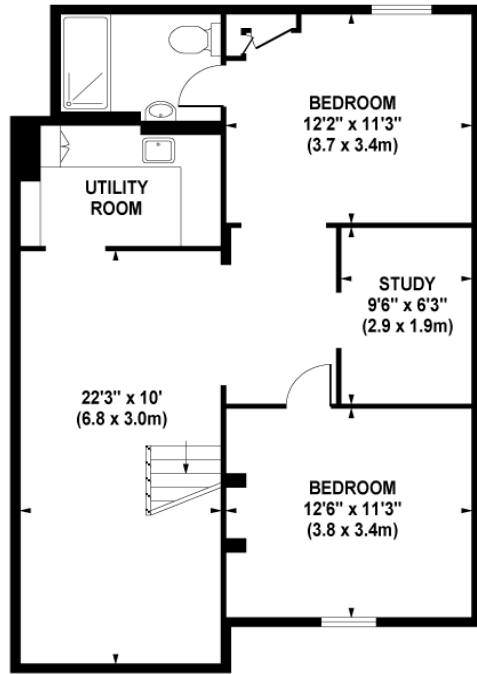
**Fixtures and Fittings:**  
 Carpets, curtains, light fittings, and kitchen appliances are included in the sale of the property.

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

**Local Authority:**  
 Runnymede Borough Council-  
 01344 843000.

**Council Tax Band:**  
 Band G

**Tenure:**  
 Leasehold,  
 125 years from 1 June 1983 peppercorne rent.



APPROX. GROSS INTERNAL FLOOR AREA 2591 SQ FT / 241 SQ M

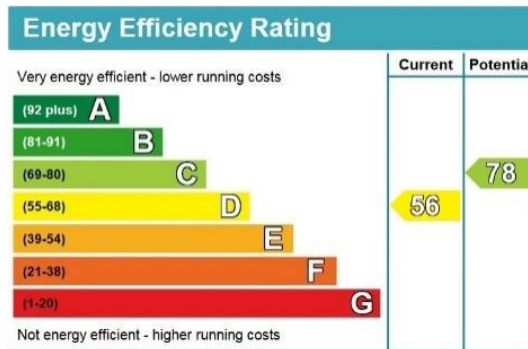
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser / tenant. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given

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**Service/maintenance charges**

Approx £4500 per year, paid quarterly; this includes communal grounds, roof, and paint maintenance.

**Energy Rating:**  
 D56



01344 843000



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