



The Grange,
Virginia Park, Surrey



A magnificent lateral penthouse
in the most prestigious
development, with 24hr security
and communal leisure facilities.

**12a The Grange, Holloway Drive,
Virginia Park, Virginia Water, Surrey
GU25 4ST**

- ◆ 3 bedroom ◆ 3 bathrooms
- ◆ Impressive principal rooms
- ◆ South facing reception rooms
 - ◆ 24hrs security
- ◆ Modern kitchen with high-spec appliances
 - ◆ 3rd floor with lift
 - ◆ Renovated throughout
 - ◆ Impressive entrance hall
- ◆ Three underground parking spaces
- ◆ Lock up storage in the underground carpark
- ◆ Communal leisure including tennis court, indoor swimming pool and gym

Situation

Virginia Park is situated in an ultra-convenient position only a short level walk from the picturesque shopping parade 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 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.



Additional Information

Postcode: GU25 4ST

Tenure: Share of Freehold
999 years 1 January 1995

Council Tax Band: H

Local Authority: Runnymede Borough Council

Service Charge: £14,550. per annum.

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

Energy Performance: C74

A copy of the full Energy Performance Certificate is available upon request.

Fixtures and Fittings: to be agreed by separate negotiation.

Viewing: Strictly by appointment with

Barton Wyatt:

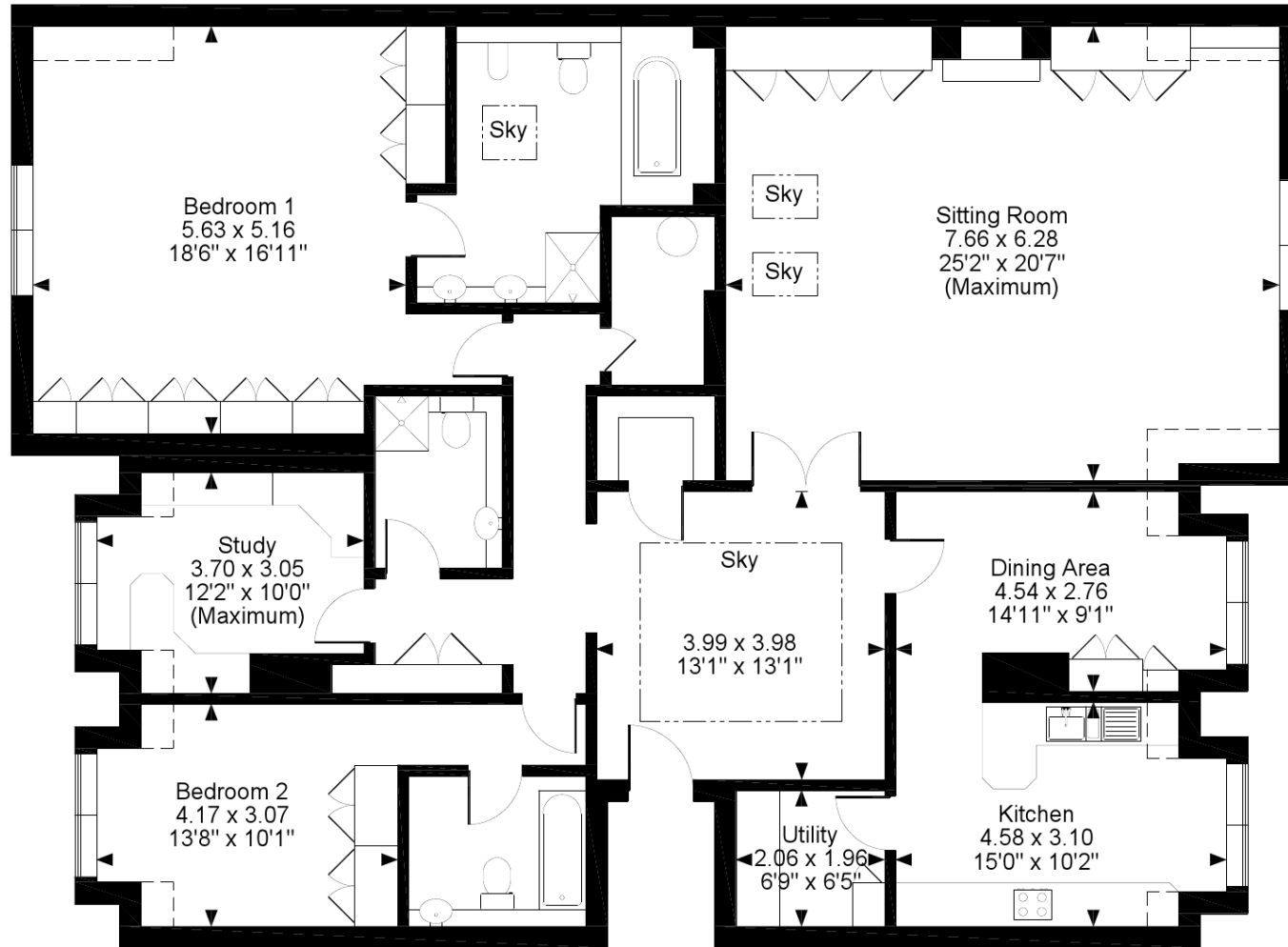
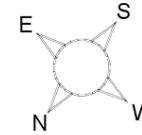
homes@bartonwyatt.co.uk

01344 843000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	74	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



12 a The Grange, Holloway Drive, Virginia Water
 Approximate Gross Internal Area
 2054 Sq Ft/191 Sq M



Third Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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The Estate Office, 2 Station Approach, Virginia Water, Surrey, GU25 4DL

01344 843000

homes@bartonwyatt.co.uk

bartonwyatt.co.uk