



Tower View,  
Trotsworth Avenue, Virginia Water



A stunning four-bedroom Wentworth property, recently rebuilt and remodeled by the existing owners to a high specification.

### 39 Trotsworth Court, Virginia Water, GU25 4AN

- ◆ Four-bedroom gated property on Wentworth Estate
  - ◆ Bespoke Tom Howley Kitchen with high end appliances and boiling water tap
  - ◆ 40ft Kitchen / Dining / Lounge area with bi-fold doors to the garden
- ◆ Garage, spacious drive and garden lodge with power
- ◆ Fully extended and refurbished to a high standard
  - ◆ Air conditioning in the principal rooms
  - ◆ Manicured gardens and terrace
  - ◆ Study with views of the garden
  - ◆ Integrated smart home ready
  - ◆ Premier Virginia Water location

### Situation

Trotsworth Avenue is situated within the gates of Wentworth, in the heart of Virginia Water; a highly convenient location, just a short walk from the shopping parades of Virginia Water Village.

The village has an excellent range of day to day shops, restaurants and a mainline railway station with a fast service of trains to London Waterloo in approximately 42 minutes. Sunningdale centre is also relatively close by (approximately 3 miles) with its Waitrose Supermarket and mainline railway station. For more extensive shopping facilities, the towns of Windsor, Guildford and Kingston are all close at hand.



## Additional Information

**Postcode:** GU25 4AN

**Tenure:** Freehold

**Council Tax Band:** G

**Local Authority:** Runnymede Borough  
Council

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

**Fixtures and Fittings:** Integrated appliances, carpets, light fittings are included in the sale.

**Viewing: Strictly by appointment with  
Barton Wyatt:**

homes@bartonwyatt.co.uk

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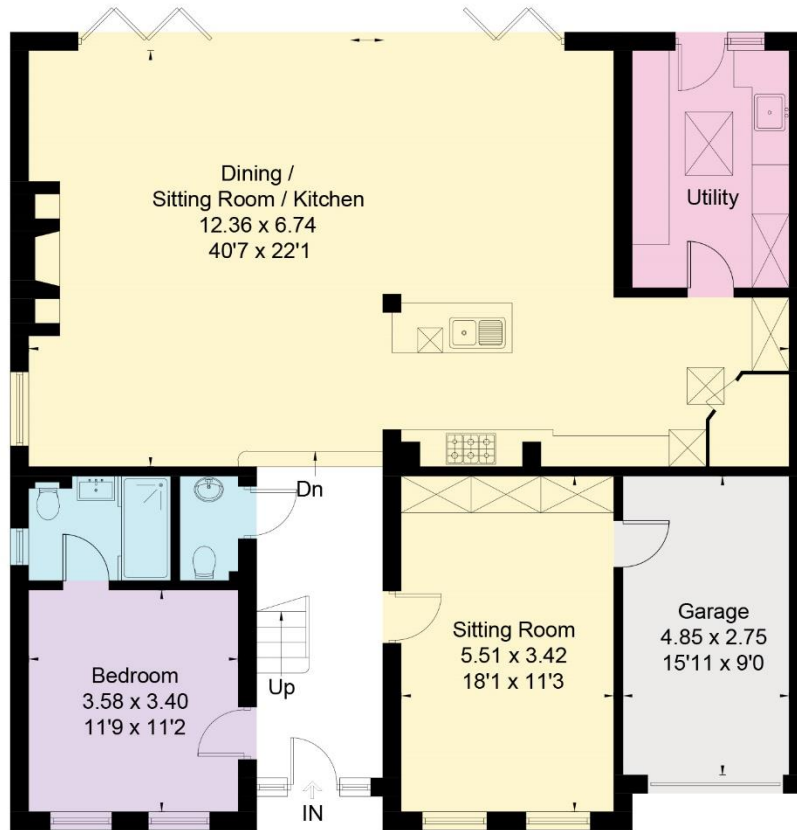
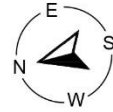
### **Energy Performance:**

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

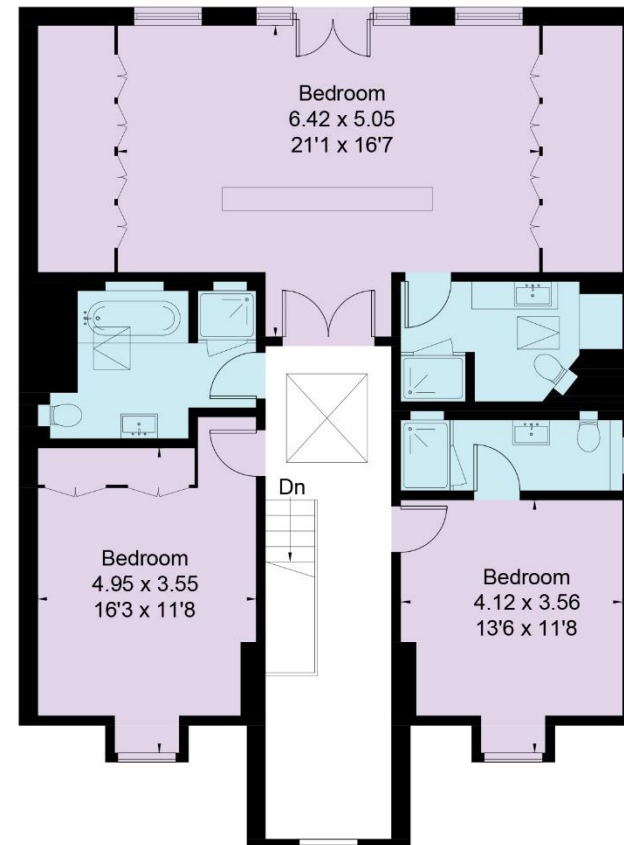


Approximate Floor Area = 262.2 sq m / 2822 sq ft (Including Garage)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	72	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



Ground Floor



First 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 #78367



# BARTON · WYATT

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