



Crown House,
Crown Lane, GU25 4HW



A generously proportioned five-bedroom family home set in a quiet location within Virginia Water.

**Crown House,
Crown Lane, Virginia Water
GU25 4HW**

- ♦ Five bedrooms including principal suite with luxury en-suite
- ♦ Superb open-plan kitchen / sitting / dining area
- ♦ Bespoke raised terrace area ideal for entertaining
 - ♦ Study with space for two desks
 - ♦ Utility room with generous storage
 - ♦ Electric gated driveway and garage
 - ♦ Quiet no through road location

Situation

Situated near to the famous Wentworth golf courses and close to the picturesque shopping parades of Virginia Water, with its excellent shops for day to day needs, restaurants and mainline railway station. Fast services of trains to Waterloo in 42 minutes are within a short distance. For the weekly household shop there is an excellent Waitrose in Sunningdale and for more extensive shopping facilities, the towns of Windsor, 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 abound 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 at Smiths Lawn, 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 TAS IS in Thorpe.



Additional Information

Postcode: GU25 4HW

Tenure: Freehold

Council Tax Band: G

Local Authority: Runnymede Borough Council

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

Fixtures and Fittings: All Carpets, curtains and light fittings by negotiation.

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

homes@bartonwyatt.co.uk

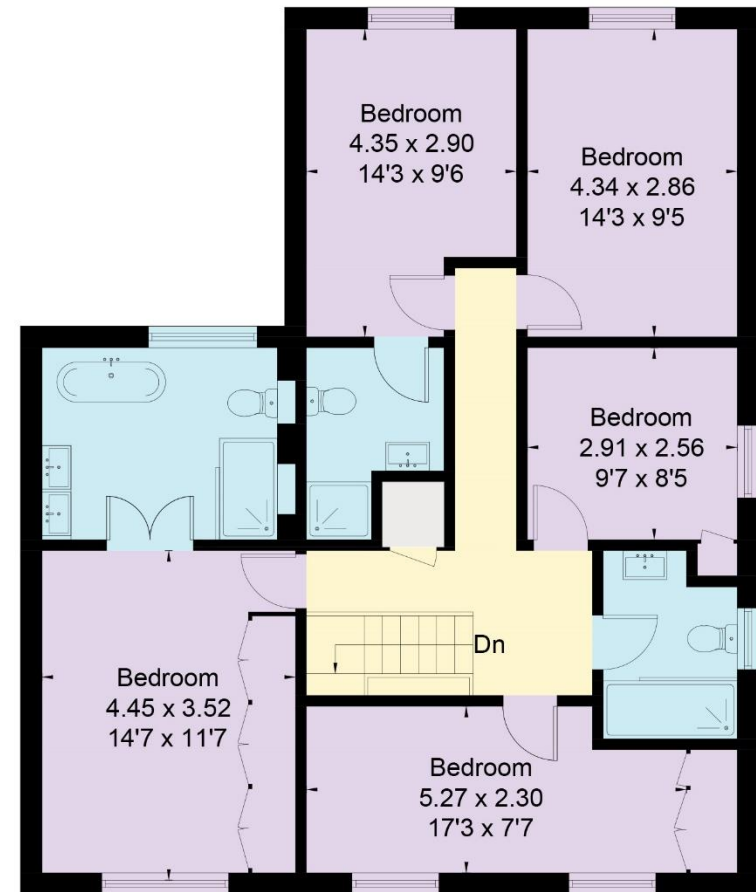
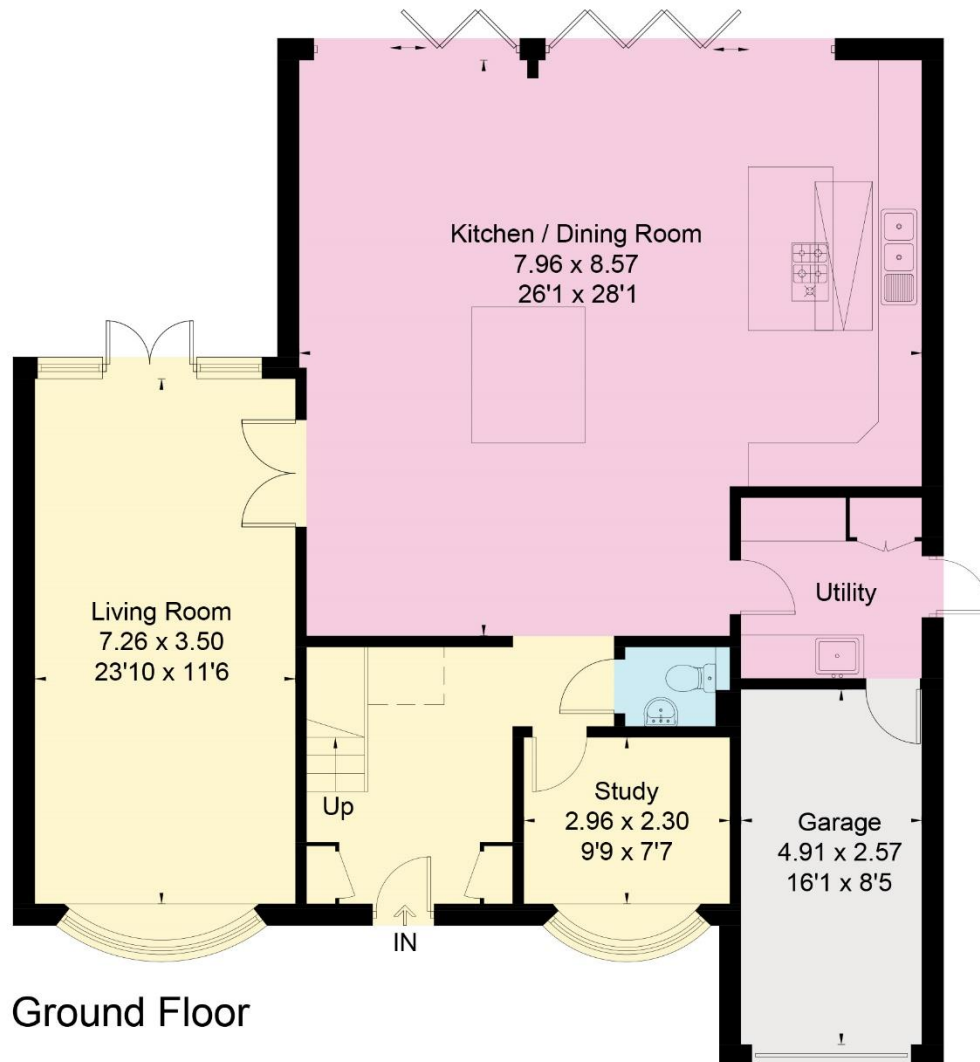
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Energy Performance:

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



Approximate Floor Area = 228.3 sq m / 2457 sq ft (Including Garage)



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 #85759



BARTON · WYATT

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