



Robinshill,
3 Trotsworth Avenue, Virginia Water



A delightful five-bedroom chalet-style home set on a desirable road within the gates of Wentworth Estate

**Robinshill,
3 Trotsworth Avenue, Virginia Water
GU25 4AL**

- ♦ Contemporary kitchen / breakfast / sitting area with bifold doors
- ♦ Gated detached property in a desirable Virginia Water location
- ♦ 4/5 bedrooms between the ground floor & first
 - ♦ Fully integrated modern kitchen with island
 - ♦ TV lounge with floor to ceiling windows
 - ♦ Terrace with excellent views
 - ♦ Garage and storage shed
 - ♦ Large study / music room

Situation

Trotsworth Avenue is situated within the gates of Wentworth in the heart of Virginia Water, in 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 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.

Junction 13 of the M25 is just 4 miles away, giving access to London, Heathrow and the motorway network. Other than the world-renowned Wentworth Golf Course, country clubs abound in the area such as Sunningdale, Foxhills, Queenwood and the Royal Berkshire. Delightful walks can be enjoyed over Chobham Common, the local golf courses and around Virginia Water Lake, which leads up to the Polo at Smiths Lawn, Savill Gardens and Windsor Great Park beyond.



Additional Information

Postcode: GU25 4AL

Tenure: Freehold

Council Tax Band: C

Local Authority: Runnymede Borough Council

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

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

Viewing: Strictly by appointment with

Barton Wyatt:

homes@bartonwyatt.co.uk

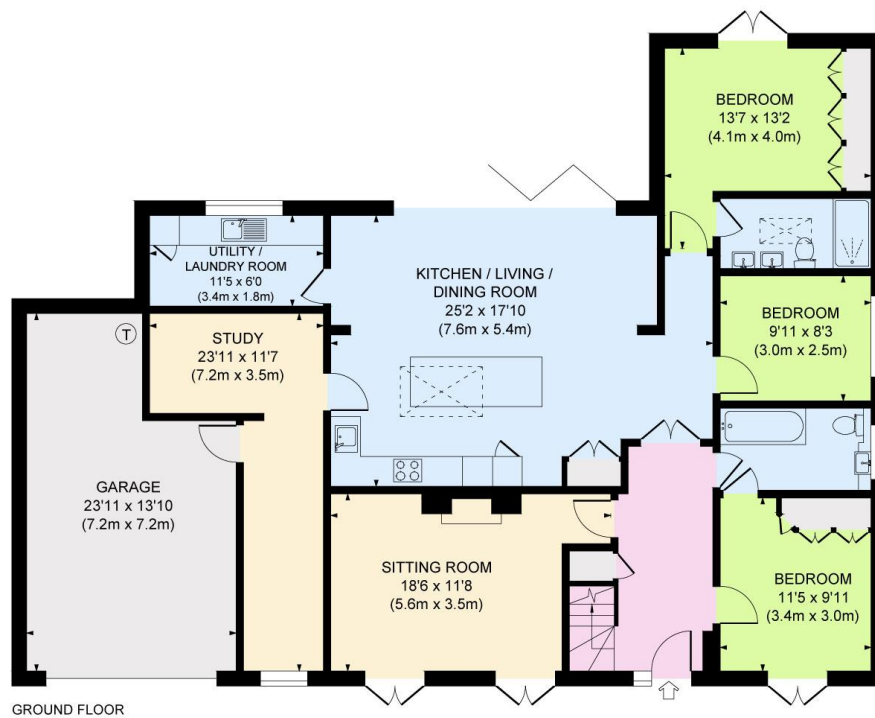
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Energy Performance:

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

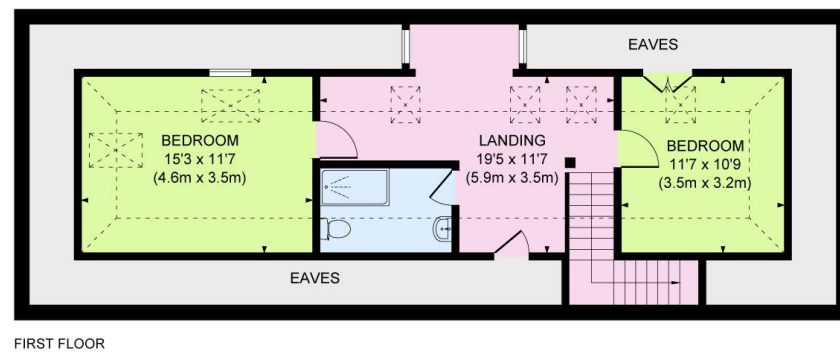
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		80	80
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			





Approximate Gross Internal Area 2361 Sq.Ft / 219.3 Sq.M

This plan for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass before making any decisions upon them.





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