



5 Connolly Court  
Virginia water, Surrey





A two-story Virginia Park mews style property offering a private garden and garaging.

### 5 Connolly Court, Virginia Water GU25 4SR

- ♦ Three-bedroom property
- ♦ Modern luxury kitchen with high specification
  - ♦ Large lounge with dual aspect
  - ♦ Orangery with views of the garden
    - ♦ Garage and parking
    - ♦ 24 hrs security
    - ♦ Private location

### Situation

Virginia Park is situated in an ultra-convenient position only a short 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 47 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 abound 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 4SR

**Tenure:** Freehold

**Council Tax Band:** G

**Local Authority:** Runnymede Borough Council – 01932 838383

**Fixtures & fittings:** Carpets, blinds and integrated appliances included in the sale price.

**Service Charge:** £4940.40 per annum

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

**Viewing: Strictly by appointment with**

**Barton Wyatt:**

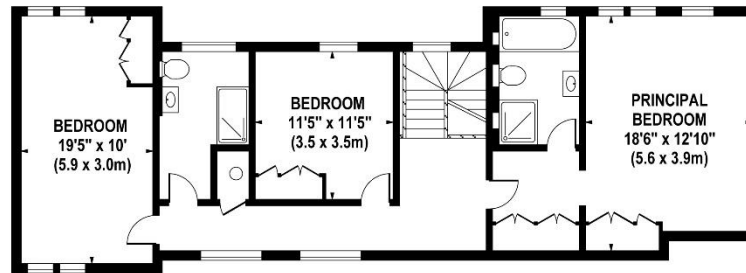
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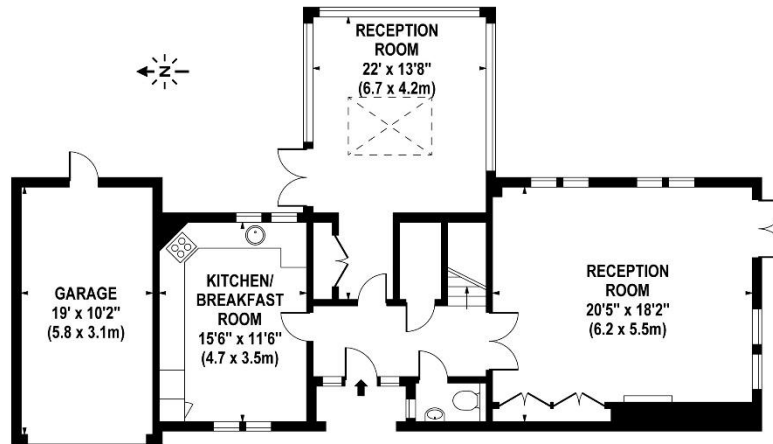
### Energy Performance:

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





FIRST FLOOR



GROUND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1911 SQ FT / 178 SQ M (MAIN HOUSE)  
 APPROX. GROSS INTERNAL FLOOR AREA 197 SQ FT / 18 SQ M (GARAGE)  
 APPROX. GROSS INTERNAL FLOOR AREA 2108 SQ FT / 196 SQ M (TOTAL)

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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