



Grass Deep,
Morella Close, Virginia Water



A superbly located Wentworth Estate five-bedroom property with a modern layout and benefiting from planning permission to remodel if desired.

**Grass Deep, Morella Close
GU25 4AT**

- ♦ Planning permission granted for remodeling the property (photos indicative)
- ♦ Planning reference RU.24/0389 (Runnymede)
 - ♦ Wentworth Estate location
- ♦ Recently redecorated and ready for occupation
 - ♦ South facing garden
 - ♦ Double garage
 - ♦ Quiet road



Situation

The Wentworth Golf Club and the picturesque shopping parades 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 are within easy walking 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 TASIS in Thorpe.



Additional Information

Postcode: GU25 4AT

Tenure: Freehold

Council Tax Band: G

Local Authority: Runnymede Borough Council – 01932 828383

Fixtures and Fittings: All fixtures and fittings by separate negotiation

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

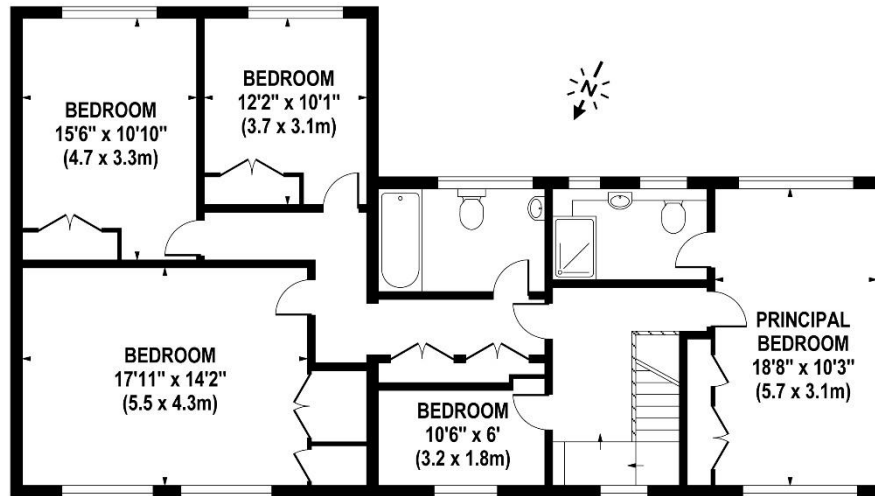
homes@bartonwyatt.co.uk

01344 843000

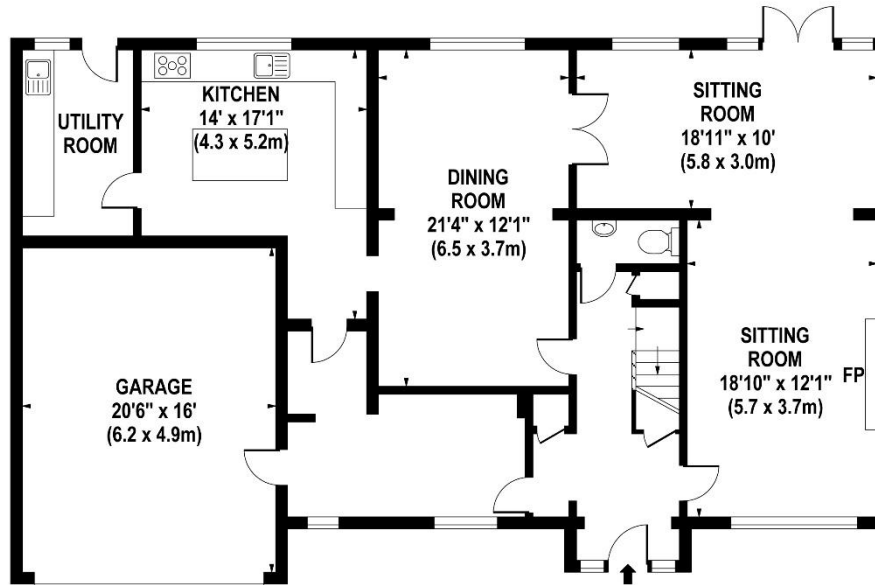
Energy Performance:

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





FIRST FLOOR



GROUND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 2913 SQ FT / 271 SQ M (INCLUDING GARAGE)

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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