

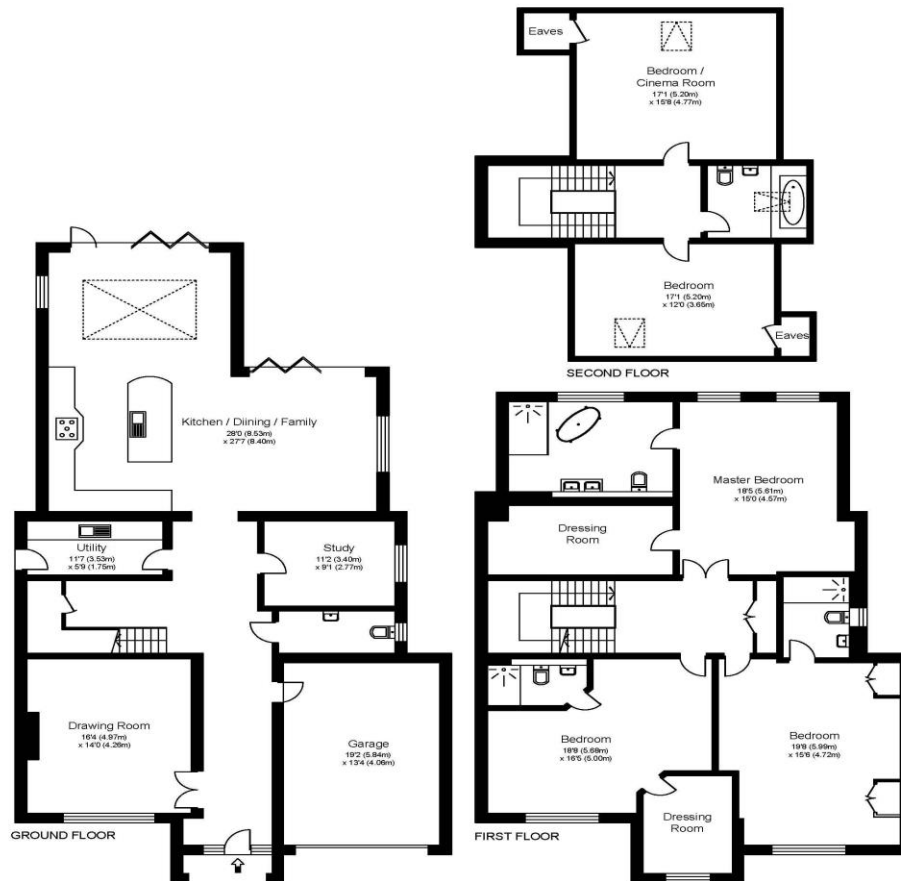


**Merchant House Trumpsgreen Road Virginia Water Surrey GU25 4JA**

**£7500pcm + Initial Deposit**



## MERCHANT HOUSE



Approximate Gross Internal Floor Area: 338 m sq / 3642 sq ft  
 Garage Area: 24 m sq / 258 sq ft  
 Total Area : 362 m sq / 3900 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatements. These plans are not to scale and are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

A stunning five-bedroom detached home set across three floors with gated off-street parking and a large south easterly facing rear garden. From top to bottom this home shouts luxury living. There are five good bedrooms, three with en suites and plenty of built in storage including two dressing rooms. On the top floor there are two good double rooms one of which has previously been used as a home cinema room. The main living space is all on the ground floor with a living room to the front of the house and a large open plan kitchen diner family space to the rear of the home opening onto the gardens. There is also a downstairs cloakroom and further utility room and a separate study room. You can also access the garage from the house. To the front of the house, you have gated off street parking and to the rear a nice garden with large patio and lawn areas. The garden is south easterly facing and feels private and secure. A stunning home that is also well located within this popular residential area of Virginia Water. There is a good selection of schools in the area and plenty of transport links with access to both the M3 & M25 close by. Virginia Water train station connects to London Waterloo in approx. 45 mins. EPC Rating B. Available from 1st August 2023, unfurnished.



**AGENTS NOTES:** These details do not constitute any part of an offer or contract. In issuing them we do not have any authority to give any warranty or representation whatsoever in respect of this property. These details are provided without any responsibility on our part or the part of the vendors. No statements in these details are to be relied upon as representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained therein.

**Equipment:** We have not tested the equipment or central heating system mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition.

**Measurements:** Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment, etc.