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Knowle Hill, *Virginia Water*

OSBORNE HEATH

An extended and refurbished five bedroom, four bathroom detached home in a private cul-de-sac, with an in-out resin bonded driveway, garage, south facing garden and no onward chain.









Truscott sits in an elevated, south facing position presenting spectacular views over its garden towards the treetops of Chobham Common.

This family home is located in a private road, opposite woodland that leads onto the Edinburgh Course of the Wentworth Estate. The property has been lovingly refurbished by the current owners, adding a neutral contemporary finish and creating superb entertaining space in a quiet secluded location.

Downstairs there is a large entrance hall with original parquet flooring that leads into a modern open-plan kitchen with views over the garden and the woodland.

The kitchen with underfloor heating, features an island plus Miele appliances and is ideal for family living. Adjacent to the kitchen is a fully equipped utility room with additional dishwasher, washing machine and tumble dryer.

The ground floor also has a formal drawing room with doors out to the garden, and underfloor heating. There is also a home office with built-in storage and two desks, and a spacious downstairs WC.

Upstairs, there are five well-proportioned bedrooms four of which have built in wardrobes. Two of the bedrooms have Juliet balconies.

There are four bathrooms, two of them are en suite, and all bathrooms feature underfloor heating.

The driveway provides parking for many vehicles as well as the garage, and there is additional parking opposite overlooking the woods.

There is access from both sides to the garden, with many mature shrubs, an irrigation system, large terrace and barbecue area, filtered pond, plus CCTV and outside garden lighting surrounding the property.

Knowle Hill is a cul-de-sac, and a private road, bordering the Edinburgh Course of Wentworth Club. Other local places of interest include Ascot Racecourse, Foxhills, Guards Polo Club, Queenwood, Virginia Water Lake, Windsor Castle and Windsor Great Park. The nearest station is Virginia Water where services run to London, Reading and Weybridge. Nearby schools include ACS, Bishopsgate, Lambrook, The Magna Carta, Manorcroft, Royal Holloway, St Ann's, Salesian, St Cuthbert's and Thorpe. By road Virginia Water is convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating C. Council Tax band G. Private Road Fund Contribution £180 pa.

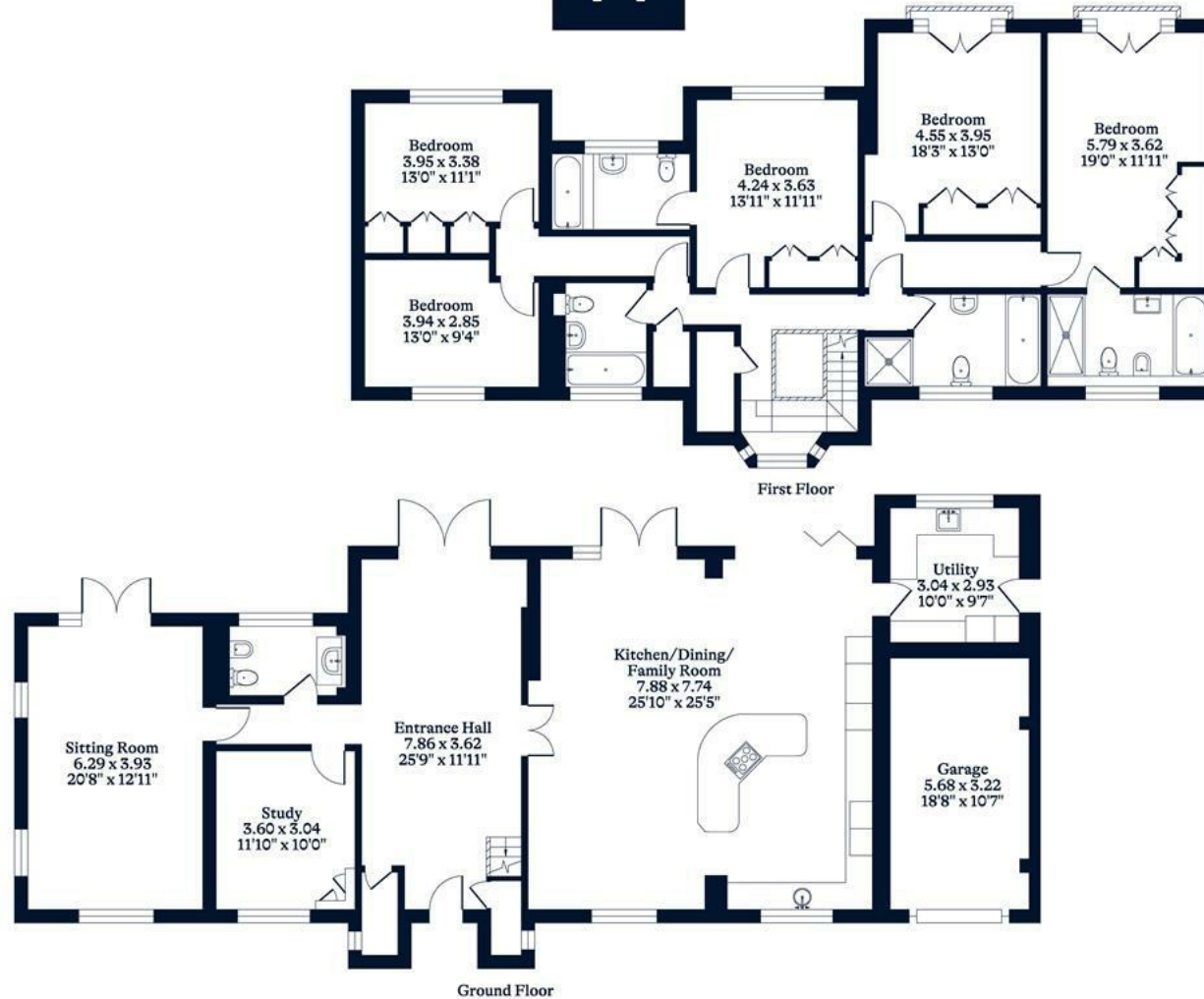


APPROXIMATE FLOOR AREA

House - 283.37 sq m - 3050 sq ft
Garage - 18.63 sq m - 208 sq ft
Total - 302.00 sq m - 3258 sq ft
(Gross Internal Area)



NOT TO SCALE
This plan is for illustration purposes only



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



Visit osborneheath.co.uk

Call 01344 627777

Email ascotsales@osborneheath.co.uk

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