



Cleeve,
Bakeham Lane, TW20 9TU



An attractive and generously proportioned four-bedroom property, with flexible accommodation, a garage and an additional outbuilding.

**Cleeve,
Bakeham Lane, TW20 9TU**

- ◆ Spacious sitting room
- ◆ Light-filled conservatory
- ◆ Well sized kitchen with practical layout
 - ◆ Four bedrooms
 - ◆ Garden is in excess of 0.38 acres
- ◆ Close to Virginia Water and Englefield Green
- ◆ Integral garage with ample room for parking

Situation

The property is ideally situated between the villages of Virginia Water and Englefield Green. The pretty village of Virginia Water is only a few minutes away 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. There is an excellent Waitrose in Sunningdale and Egham 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 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 at Smiths Lawn, adjacent to Savill Gardens and Windsor Great Park beyond for riding. The area is also very well catered for by a wide choice of private prep schools, as well as two international schools, ACS in Egham and TASIS in Thorpe.



Additional Information

Postcode: TW20 9TU

Tenure: Freehold

Local Authority:

Runnymede Borough Council – 01932 838383

Fixtures and Fittings:

Carpets, curtains, light fittings and curtain rails are included in the sale of the property.

Viewing: Strictly by appointment with

Barton Wyatt:

homes@bartonwyatt.co.uk

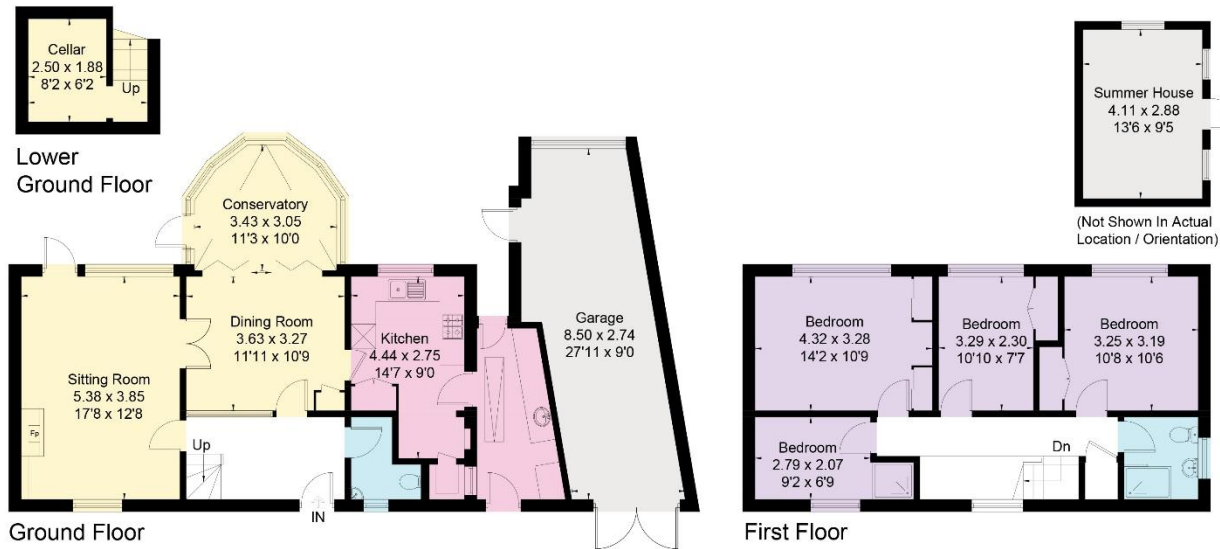
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Energy Performance:

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



Approximate Floor Area = 141.7 sq m / 1525 sq ft
 Outbuilding = 11.9 sq m / 128 sq ft
 Garage = 24.0 sq m / 258 sq ft
 Total = 177.6 sq m / 1911 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #106119



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