



HEATHERWOOD  
VIRGINIA WATER

BUCKINGHAMS



# Heatherwood

Knowle Grove • Virginia Water • Surrey • GU25 4JD

Price £1,595,000 Freehold

A highly attractive and beautifully presented individual family home occupying an impressive plot of 0.38 acre within a favoured residential road of detached properties, enjoying a particularly impressive landscaped rear garden with a southerly aspect.

- SIZEABLE CHARACTER FAMILY HOME
- FOUR RECEPTION ROOMS
- LARGE DOUBLE WIDTH GARAGE
- AVAILABLE WITH NO ONWARD CHAIN
- GATED IN/OUT DRIVEWAY
- FOUR BEDROOMS, THREE BATH/SHOWER ROOMS
- FANTASTIC KITCHEN/BREAKFAST/FAMILY ROOM
- PLOT MEASURING 0.38 ACRE WITH SWIM SPA
- VIRGINIA WATER RAILWAY STATION – 1MILE
- M25 (J11 OR J13) – 10 MINUTES' DRIVE

ENTRANCE PORCH • WIDE RECEPTION HALL • CLOAKROOM • DOUBLE ASPECT DRAWING ROOM WITH FIREPLACE • DINING ROOM OPEN-PLAN TO SPACIOUS ORANGERY WITH SLIDING DOORS TO REAR GARDEN • IMPRESSIVE OPEN-PLAN KITCHEN/BREAKFAST/FAMILY ROOM • UTILITY ROOM • STUDY • PRINCIPAL BEDROOM WITH SPACIOUS BATHROOM EN-SUITE • GUEST BEDROOM TWO WITH SHOWER ROOM EN-SUITE • TWO FURTHER BEDROOMS • FAMILY BATHROOM • GATED IN/OUT DRIVEWAY • LARGE INTEGRAL DOUBLE WIDTH GARAGE • IMPRESSIVE REAR GARDEN WITH SOUTHERLY ASPECT & SWIM SPA

## Description

Heatherwood is a beautifully presented detached four bedroom family home recently extended & refurbished to a high specification to provide spacious & comfortable accommodation throughout with the undoubted benefit of enjoying a large southerly aspect rear garden which features a newly installed outdoor swim spa. Knowle Grove is an attractive road of mainly large detached homes situated one mile from Virginia Water village centre and Mainline Railway Station whilst one and a half miles in the opposite direction is the famous Chobham Common which has over 1000 acres of designated National Nature Reserve ideal for running, country walks & dog walking.

Further sporting & leisure pursuits are in abundance in the area with the world renowned Wentworth Golf Course located only a few hundred yards away, the ever popular Foxhills Golf & Country Club five minutes' by car and the stunning Virginia Water Lake only one and a half miles distant.

## Directions

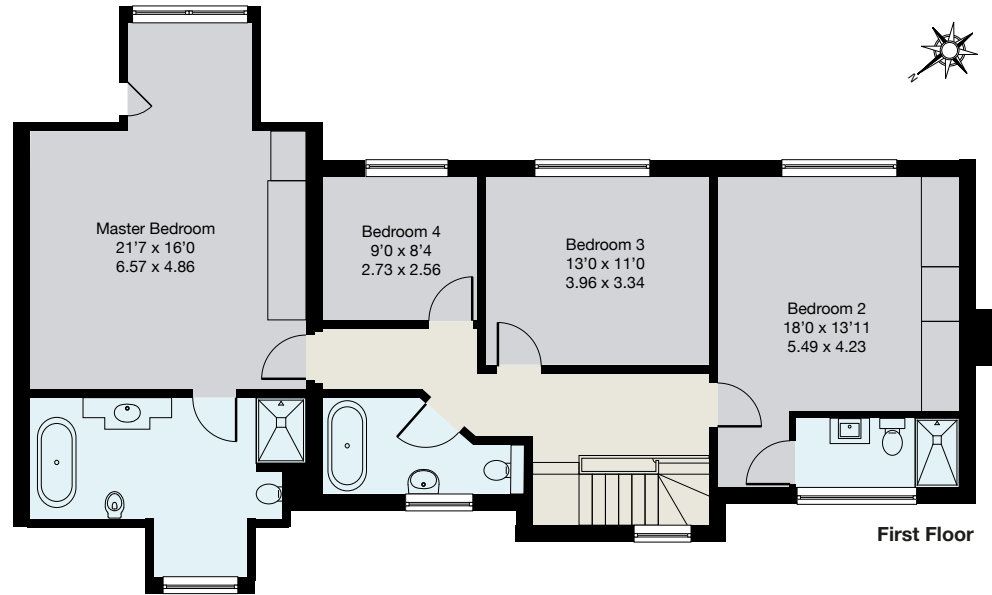
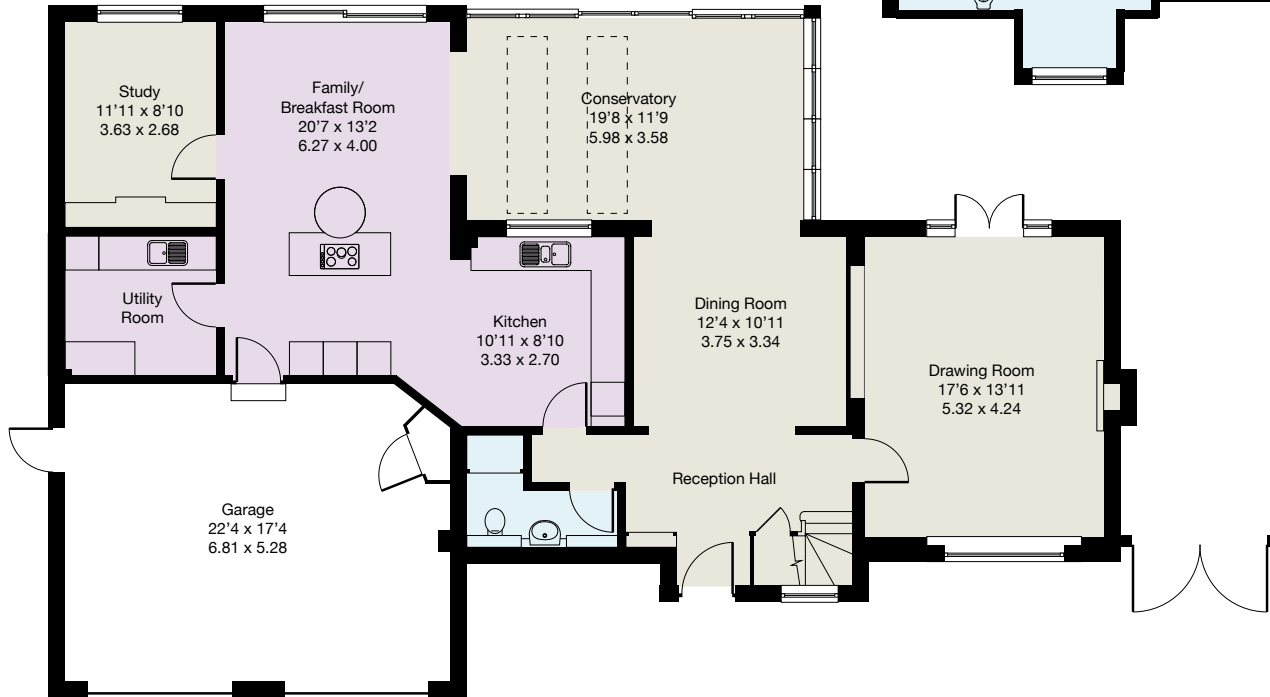
From our offices in Station Approach, Virginia Water, turn left onto Christchurch Road and proceed to the roundabout. Turn left into Wellington Avenue and continue to the end of the road whereupon at the T-Junction with Trumps Green Road turn left and then second right into Knowle Grove. Follow the road round to the right and Heatherwood will be found on the left hand side.

**Approximate Gross Internal Floor Area :**

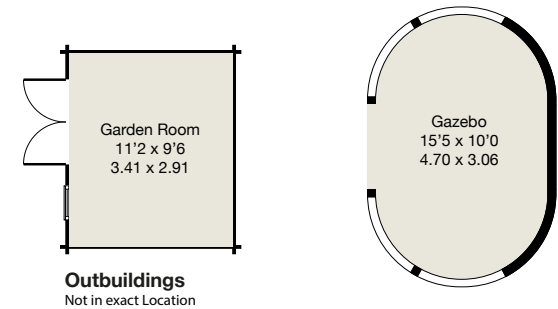
Ground Floor	170.19 sq m / 1832 sq ft
First Floor	105.72 sq m / 1138 sq ft
Garden Room	12.34 sq m / 133 sq ft
Gazebo	9.92 sq m / 107 sq ft
<b>Total</b>	<b>298.17 sq m / 3210 sq ft</b>



**Ground Floor**



**First Floor**



EPC: C70.  
COUNCIL TAX BAND H  
ALL MAINS SERVICES

**Important Notice**  
These particulars and measurements are believed to be correct but their accuracy is not guaranteed by the Vendor or Vendor's Agents and they do not constitute any part of a contract. It is not our Company Policy to test services and domestic appliances so we cannot verify that they are in working order. The buyer is advised to obtain verification from their Solicitor or Surveyor.

Ref: HB010204263 HPI ©2026 Not to Scale. Any Areas, measurements or distances given are maximum and approximate only, no decisions without checking should be made when reliant upon them.

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