

34 VIRGINIA BEECHES

VIRGINIA WATER

BUCKINGHAMS







34 Virginia Beeches

Callow Hill • Virginia Water

Surrey • GU25 4LT

£725,000 Share of Freehold

A spacious two-bedroom ground-floor apartment with a south-westerly facing terrace, set within an increasingly sought-after development for the over-55s.

- IMPRESSIVE GROUND FLOOR APARTMENT
- TWO DOUBLE BEDROOM SUITES
- THREE RECEPTION ROOMS
- 1,713 SQUARE FEET OF ACCOMMODATION
- DOUBLE EN BLOC GARAGE WITH POWER
- APPROXIMATELY 10 ACRES OF COMMUNAL GROUNDS
- ANNUAL MAINTENANCE CHARGE - £1,800
- AVAILABLE WITH NO ONWARD CHAIN

SPACIOUS RECEPTION HALL • DRAWING ROOM OPENING ONTO THE DINING ROOM • KITCHEN/ BREAKFAST ROOM • STUDY • PRINCIPAL BEDROOM SUITE WITH EN SUITE SHOWER ROOM • SECOND BEDROOM SUITE WITH EN SUITE BATHROOM • WC • PRIVATE SOUTH-WESTERLY FACING PATIO

Description

34 Virginia Beeches is the largest two-bedroom apartment in this popular development, offering just over 1,700 square feet of ground-floor accommodation. Set at the rear of the development, it enjoys stunning views and direct access to the communal grounds. The reception hall opens onto a sunken dining room and a drawing room (19,7 x 19,7), both with patio doors leading to the rear terrace. Both bedroom suites have high-quality, recently fitted bath or shower rooms, and the kitchen/breakfast room is well equipped. The apartment offers a rare opportunity to acquire a generously sized home in a tranquil setting.

Residents of Virginia Beeches have access to a communal clubhouse, available for private and community functions, and a visitor's apartment for friends and family wishing to stay.

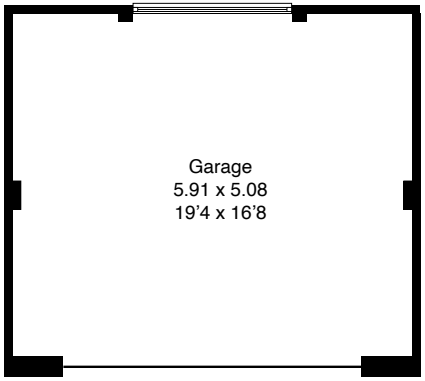
Directions

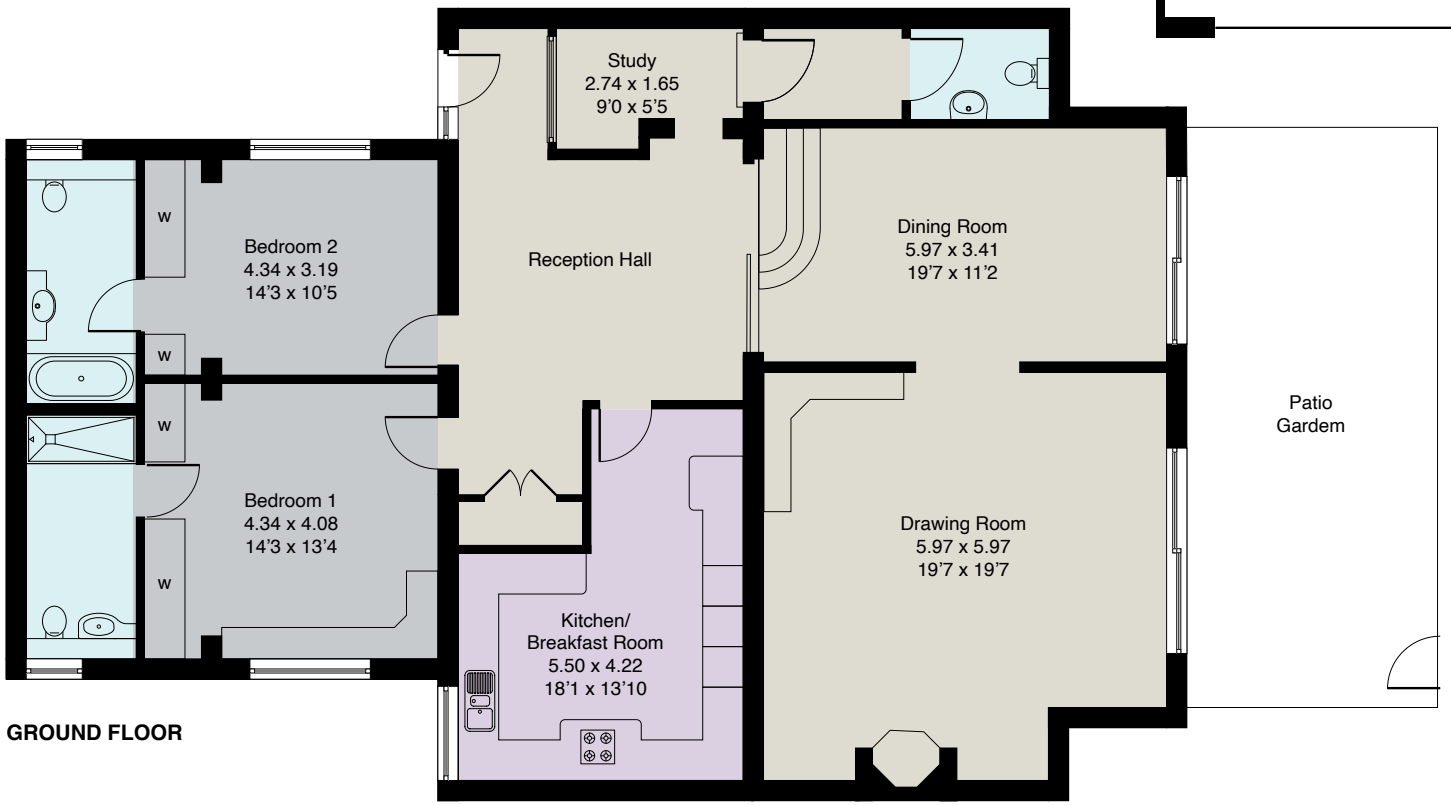
From our office on Station Approach, Virginia Water, turn left onto Christchurch Road. At the roundabout, take the fourth exit onto Callow Hill. Virginia Beeches is on the left at the top of the hill. Where the entrance road divides, bear left. Number 34 is at the centre rear of the development.

Approximate Gross Internal Floor Area :

Ground Floor	159.13 sq m / 1713 sq ft
Garage	30.02 sq m / 323 sq ft
Total	**189.15 sq m / 2036 sq ft**

DETACHED GARAGE
- NOT SHOWN IN ACTUAL LOCATION.





GROUND FLOOR

COUNCIL TAX BAND G
EPC: E.46
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: 34VBB010211263 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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