



**InVillages**  
with SIMON BANCE

[invillages.com](http://invillages.com)

**Wild Cherries**  
Knowle Grove Close, Virginia Water, Surrey GU25 4HY

An impressive and well-proportioned five-bedroom detached family home, quietly positioned within a desirable non-through residential road, offering generous accommodation approaching 2,600 sq ft and a mature, private garden.

While the property has been well maintained, it would now benefit from a degree of modernisation, presenting an excellent opportunity for an incoming purchaser to update and personalise to their own specification.

Distances by Car (approximate):

Virginia Water station - 5 mins

Heathrow Terminal 5 - 15 mins

Gatwick Airport - 45 mins

Local shops - 2 mins

Central London - 1 hour

**FOR SALE - FREEHOLD**

**Price on application**

## FEATURES & ACCOMMODATION

This substantial home provides excellent versatility for modern family living, with well-balanced accommodation arranged over two floors. The ground floor is centred around a particularly spacious double-aspect sitting room, featuring a fireplace with electric log-effect stove and French doors opening directly onto the rear terrace, creating a natural flow between indoor and outdoor living. This in turn leads through to a formal dining room, equally well-proportioned and enhanced by a second fireplace and attractive built-in display alcoves.

To the rear, the kitchen/breakfast room enjoys a pleasant outlook over the garden and offers extensive fitted cabinetry alongside integrated cooking appliances, with ample space for informal dining. Adjoining is a useful utility room providing additional storage and direct internal access to the double garage, enhancing day-to-day practicality. A welcoming entrance hall with cloakroom completes the ground floor.

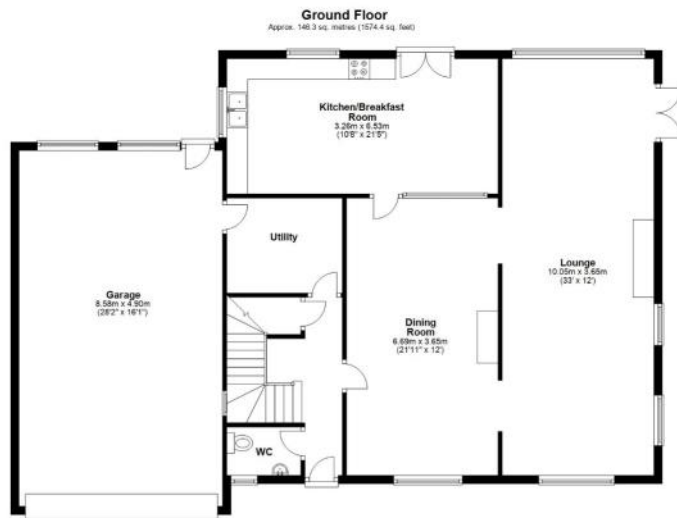
Upstairs, the property continues to impress with five well-sized bedrooms. The principal suite is particularly generous, benefitting from built-in wardrobes and an en-suite shower room. The remaining bedrooms are served by a modern family shower room with underfloor heating, while several rooms enjoy built-in storage. One bedroom also provides access to a private balcony overlooking the garden.

Externally, the property is approached via a gravel driveway providing parking for several vehicles and access to a large double garage with electric door. The rear garden is a notable feature — generous in size and predominantly laid to lawn, bordered by mature trees and established planting, offering a high degree of privacy and a wonderful setting for family use. A terrace adjacent to the house provides an ideal space for outdoor entertaining.









Total area: approx. 239.4 sq. metres (2577.4 sq. feet)

Whilst every effort is made to ensure the accuracy of this floor plan, measurements of drive, windows, rooms and other items are approximate. We take no responsibility for errors, omissions or misstatements on this plan. This is only for illustrative purposes, and as such should only be used in this way. Any services, appliances or systems shown have not been tested. So no guarantee of their operability can be given. Copyright 2021 Quick EPC. (See standard usage/limitations)



## SERVICES

Mains water, drainage, gas and electricity are connected. Central heating is gas fired via radiators.

## FIXTURES AND FITTINGS

It should be noted that none of the services or appliances within the property have been tested by our company and none of the fixtures & fittings or electrical appliances, unless mentioned within our sales particulars form part of the property for sale. Any fixtures and fittings not mentioned in this brochure may be available by separate negotiation.

## VIEWING

All viewing is to be strictly by appointment with In Villages Estate Agents in Chobham on 01276 855788

## COUNCIL TAX: Band G

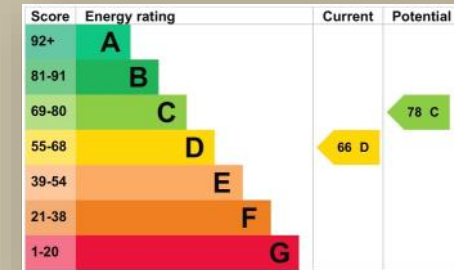
## EPC RATING: D

## DIRECTIONS - GU25 4PY

From our offices in Chobham High Street, proceed north to the mini roundabout and continue into Windsor Road towards Sunningdale. After approx. 2 miles, you cross over the M3 & take the 3rd exit on the roundabout onto B386 Chertsey Road. Cross straight over the next roundabout into Chobham Lane running parallel to the MS. Continue onto Trumps Green Road and Knowle Grove Close will be found on the right hand side.

## IMPORTANT NOTICE

In accordance with the Misrepresentation Act 1967 and the Property Misdescription Act 1991, these details have been prepared in good faith, they are not intended to constitute part of an offer or contract. Any information contained herein, whether in the text, plans or photographs is given in good faith but should not be relied upon as being a statement or representation of fact. Any measurement or distances referred to herein are approximate only.



*Specialist Estate Agents Dedicated to Village Property*

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