

April Lodge, 22 Monks Road,
Virginia Water, GU25 4RR

A Charming Penthouse Apartment with a Roof Terrace.

April Lodge, 22 Monks Road, Virginia Water, GU25 4RR

- Exceptional Five-bedroom family home
- Generous reception rooms with high ceilings
- Beautifully Appointed Principal bedroom suite
- Electric gated entrance & driveway
- Cinema room & Study
- Underfloor Heating on Ground & First Floors
- Double Garage

Situation

Monk Road is superbly situated within the Wentworth Estate just a short level walk from the picturesque shopping parades of Virginia Water with its excellent shops for day to day needs, restaurants and mainline railway station with a fast service of trains to Waterloo in 45 minutes.

There is an excellent Waitrose in Sunningdale 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 Fields at Smiths Lawn and is adjacent to Savill Gardens and Windsor Great Park beyond for riding.

The area is also very well catered-for by a huge choice of private prep schools including Lambrook, Wellington, Hall Grove, Papplewick as well as two international schools, ACS in Egham and TASIS in Thorpe.







Additional Information

Postcode: GU25 4RR
Tenure: Freehold

Local Authority:
Runnymede Borough Council - 01932 838383.
Fixtures and Fittings:
Carpets and light fittings included in the sale.

Viewing: Strictly by appointment with Barton Wyatt:
homes@bartonwyatt.co.uk
01344 843000

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



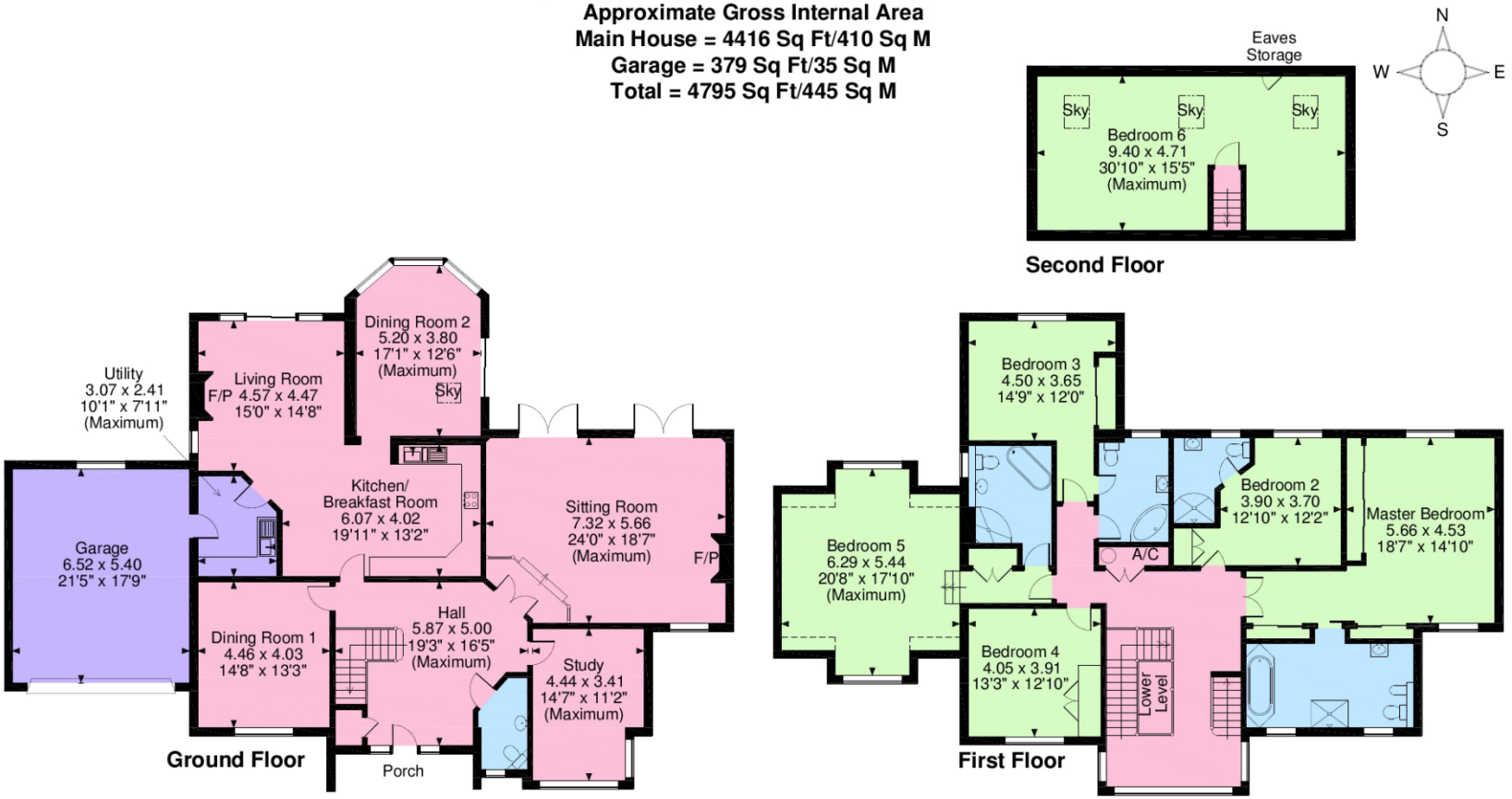








April Lodge, Monks Road, Virginia Water
Approximate Gross Internal Area
Main House = 4416 Sq Ft/410 Sq M
Garage = 379 Sq Ft/35 Sq M
Total = 4795 Sq Ft/445 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
⊏⊐⊏⊐ Denotes restricted head height
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