



GREEN FERNS
VIRGINIA WATER

BUCKINGHAMS



Green Ferns

Knowle Grove • Virginia Water • Surrey • GU25 4JB

£1,225,000

Freehold

An attractive detached character home with a ground floor annexe ideal for multi-generational living and occupying a generous, mature plot approaching a third of an acre.

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| • 4 BEDROOMS, 2 BATH/SOWER ROOMS (MAIN HOUSE) | • IN & OUT DRIVEWAY, GARAGE & CARPORT |
| • SUPERB SELF CONTAINED GROUND FLOOR ANNEXE | • VILLAGE CENTRE & STATION 1 MILE APPROX |
| • VERY SPACIOUS DETACHED FAMILY HOME | • AMPLE SCOPE TO ENLARGE IF REQUIRED |
| • LARGE MATURE GARDEN, PLOT 0.28 ACRES | • LONDON WATERLOO FROM 42 MINS |

ENTRANCE HALL • CLOAKROOM • LIVING ROOM • DINING ROOM • KITCHEN OPEN TO CONSERVATORY/
BREAKFAST ROOM • FAMILY ROOM • MASTER BEDROOM WITH EN SUITE BATHROOM • THREE FURTHER
BEDROOMS • BATHROOM • SELF CONTAINED ANNEXE INCLUDING BEDROOM, LIVING ROOM & CONSERVATORY
• SHOWER ROOM • KITCHEN • SITTING ROOM & CONSERVATORY • GARAGE • CARPORT AND SUPERB GARDEN

Description

Green Ferns offers great adaptability, the main house provides very good family space and the detached annexe is ideal as separate living space/teenage den/working from home; the gardens are also a delight and the outlook to the front over a woodland copse gives a lovely rural feeling.

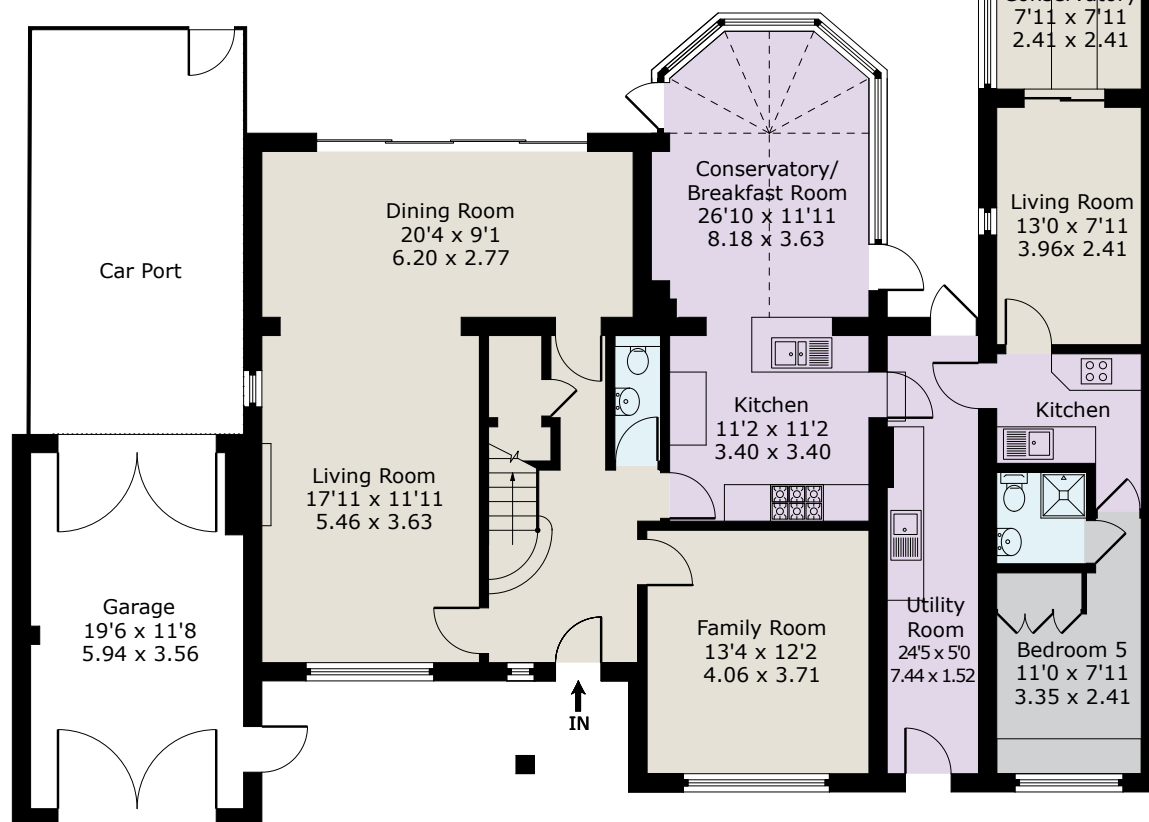
In our view this is a property not to be missed.

The location is superb, Knowle Grove being a very popular leafy location within approximately a mile of Virginia Water village centre shops, restaurants and railway station.

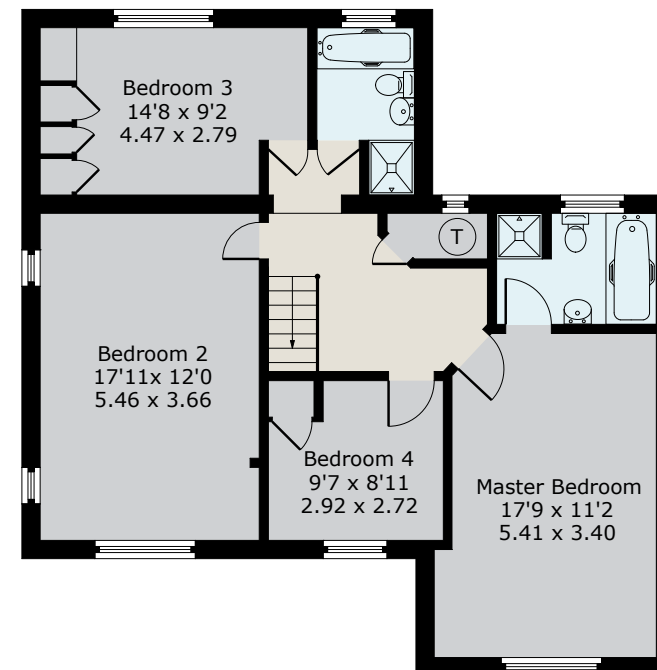
Directions

From our offices on Station Approach, Virginia Water, turn left onto Christchurch Road and at the roundabout take the first exit onto Wellington Avenue. At the end turn left onto Trumps Green Road, take the second right turn into Knowle Grove and after a short distance turn right just before the wooded area on the right; Green Ferns will be found a short distance along on the right hand side.

Approximate Gross Internal Floor Area :
 Ground Floor 173 sq m / 1859 sq ft
 First Floor 84 sq m / 901 sq ft
Total 257 sq m / 2760 sq ft



Ground Floor



First Floor

EPC: C.70
 COUNCIL TAX BAND G
 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: GFB010907263 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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