10 SANDY LANE

VIRGINIA WATER

BUCKINGHAMS

10 Sandy Lane

St. Ann's Park • Virginia Water
Surrey • GU25 4TA

£1,045,000 Freehold

An impressive split-level townhouse originally constructed by renowned developers Octagon and situated in the popular crescent within a sought after gated development in central Virginia Water.

- SUPERBLY RENOVATED & EXTENDED HOME
- 4/5 BEDROOMS, 3 BATH/SHOWER ROOMS
- COMMUNAL POOL, GYM, TENNIS COURTS
- SHORT WALK TO VILLAGE CENTRE
- OUTSTANDING KITCHEN/DINING/FAMILY ROOM
- GATED ESTATE/24 HOUR MANNED SECURITY
- LONDON WATERLOO FROM 43 MINUTES
- 2025 SERVICE CHARGE £4470

RECEPTION HALL • CLOAKROOM • DRAWING ROOM • SUPERB OPEN PLAN KITCHEN/DINING/FAMILY ROOM • UTILITY ROOM • MASTER BEDROOM SUITE • THREE FURTHER DOUBLE BEDROOMS PLUS STUDY/DOUBLE BEDROOM FIVE • SHOWER ROOM • DRIVEWAY TO INTEGRAL DOUBLE GARAGE • MATURE REAR GARDEN

Description

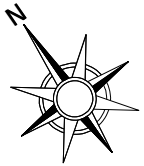
10 Sandy Lane is an excellent high specification home providing spacious and versatile living accommodation approaching 2,900 square feet. The property features a recently updated open plan kitchen/family room/ conservatory with lovely views over the superbly stocked mature rear garden. Residents of St Ann's Park benefit from 24 hour manned security plus the use of on site facilities including two tennis courts and a most impressive indoor pool complex with sauna & spa plus and excellent gymnasium which is brand new as of Spring 2025.

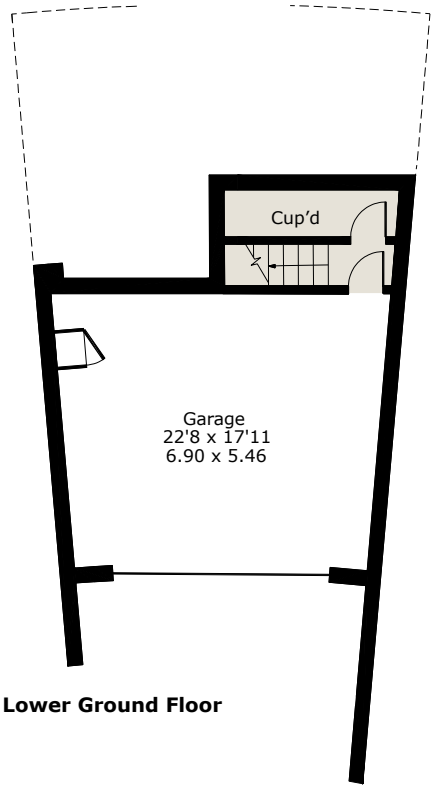
Directions

From our offices on Station Approach, Virginia Water, turn right onto Christchurch Road, pass the rail station on your right and at the traffic lights proceed straight across onto Sandhills Lane; take the first left turn into the walled & gated entrance to St Ann's Park, Continue straight ahead to the crescent at the end, follow the road and number 10 will be found on the left hand side.

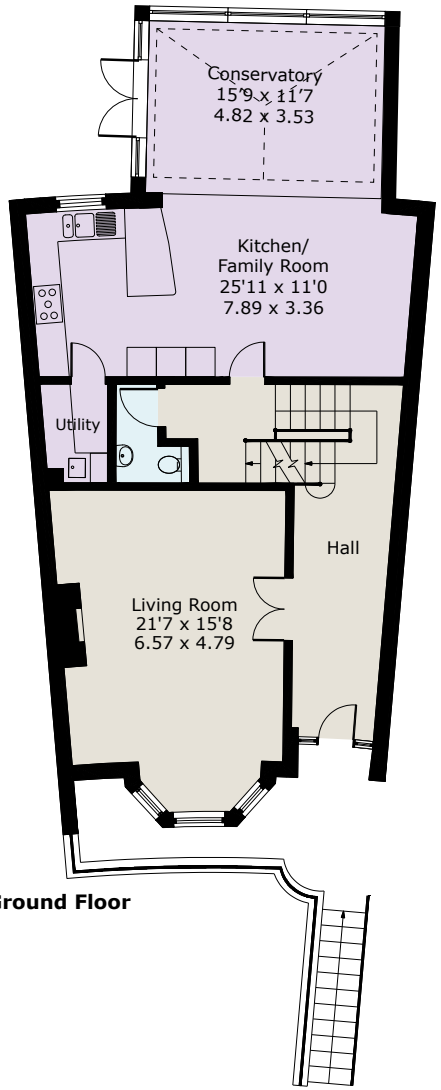
Approximate Gross Internal Floor Area :

Lower Ground Floor	44 sq m / 474 sq ft
Ground Floor	99.52 sq m / 1071 sq ft
First Floor	80.18 sq m / 863 sq ft
Second Floor	43.24 sq m / 465 sq ft
Total	**266.94 sq m / 2,873 sq ft**

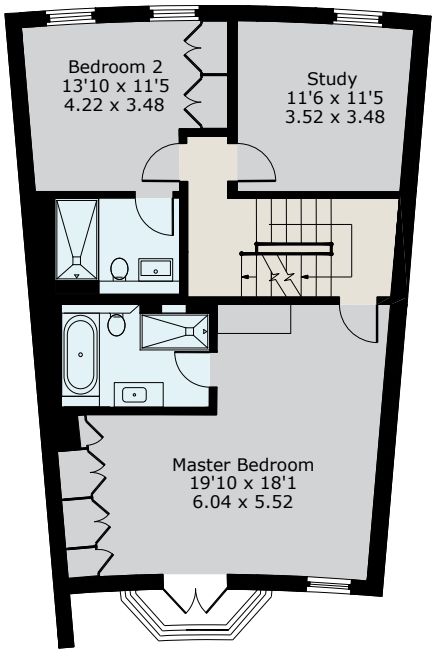




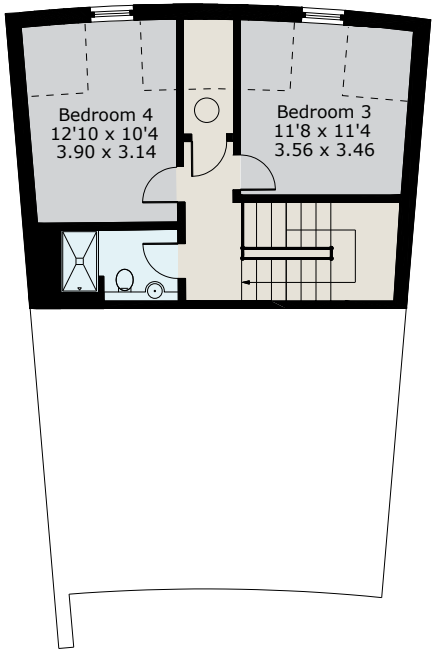
Lower Ground Floor



Ground Floor



First Floor



Second Floor

COUNCIL TAX BAND H
EPC: C71.
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: 10SLB011512253 HPI ©2025 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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