

1 Chapel Square,
Virginia Water, GU25 4SZ

A generously proportioned four-bedroom family home with versatile living space, south facing garden, garage, and well-balanced layout across two floors.

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GU25 4SZ

- Prestigious gated development
- 24 hour security
- Spacious open-plan sitting/dining room
- Communal facilities, including indoor pool, gymnasium and tennis court
- Separate utility room for added practicality and storage
- Double garage and driveway parking
- Recently refurbished bathrooms

Situation

Virginia Park is situated in an ultra-convenient position only a short-levelled walk from the picturesque shopping parade 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 approximately 42 minutes. There is an excellent Waitrose in Sunningdale and, for more extensive shopping facilities, the towns of Windsor, Egham, 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 are abounding 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, as well as two international schools, ACS in Egham and TASIS in Thorpe.







Additional Information

Postcode: GU25 4SZ

Tenure: Freehold

Council Tax Band: G

Local Authority: Runnymede Borough Council

Service Charge: The 2026 service charge is £5,285.48

Services: The property has mains gas, water and electricity.

Fixtures and Fittings: Fitted carpets, flooring, light fittings and integrated appliances are included in the sale.

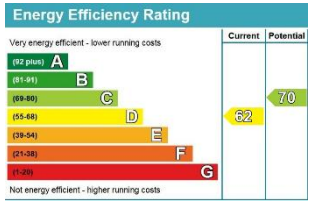
Viewing: Strictly by appointment with Barton Wyatt:

homes@bartonwyatt.co.uk

01344 843000

Energy Performance:

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



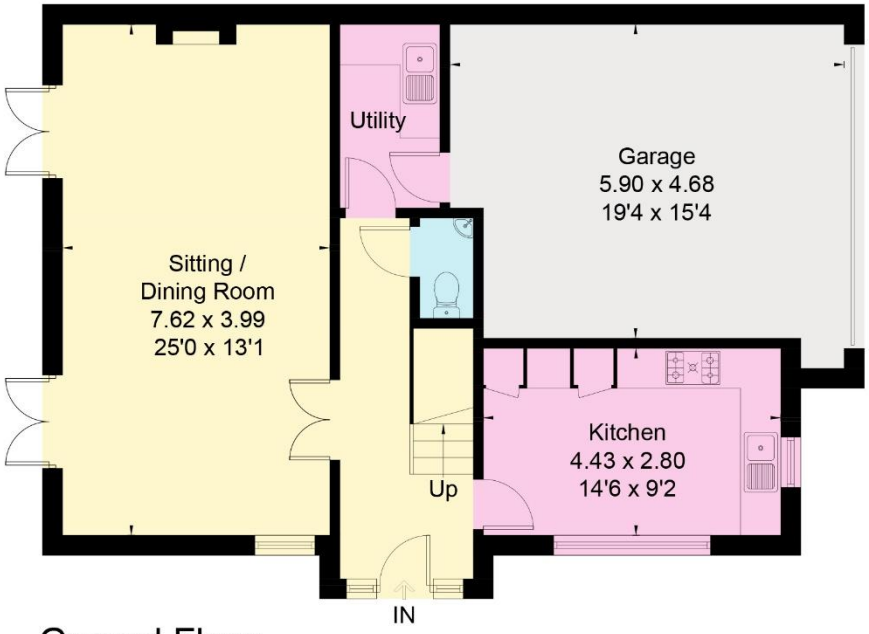




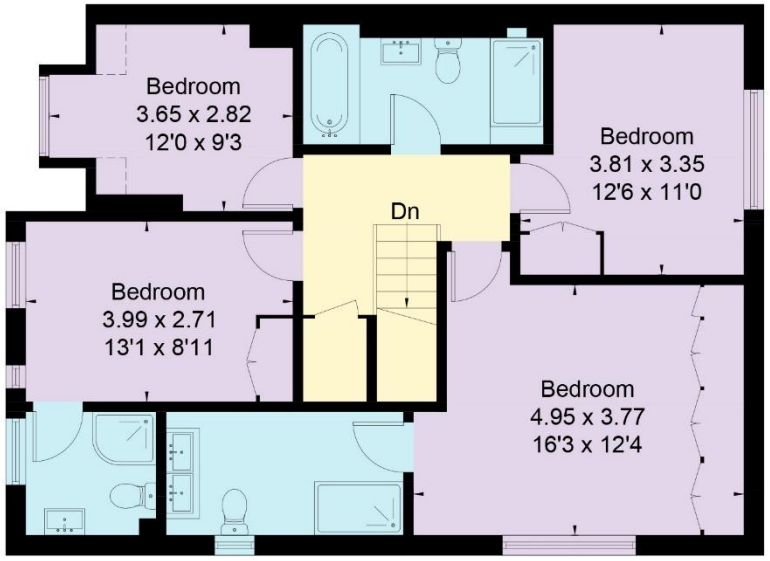




Approximate Floor Area = 168.8 sq m / 1817 sq ft (Including Garage)



Ground Floor



First Floor

This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #104989

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