



9 Ridgeway,
Virginia Water, GU25 4TE



An impressive five-bedroom, three-bathroom detached family home, beautifully presented throughout with a double garage.

**9 Ridgeway, St Anns Park,
Virginia Water, GU25 4TE**

- ◆ Bedroom Detached Executive House
- ◆ Integral Double Garage
- ◆ 4 Bedrooms with En-suite Facilities
- ◆ Private Gated Community with 24 Hour Security
- ◆ Master Bedroom with Built in Dressing Room and Luxury En-suite Bathroom
- ◆ Conservatory overlooking Garden
- ◆ Extensive Leisure Facilities - Indoor Swimming Pool, Modern Gym, Tennis Courts

Situation

The Set within the prestigious gated St Ann's Park development, residents enjoy 24-hour security and exclusive leisure facilities including an indoor swimming pool, gym, tennis courts and playing fields. There are pleasant walks around St Ann's Park whilst a short stroll further on is the attractive 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 42 minutes.

For the weekly household shop 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 4.0 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 Foxhill's, Queenwood, Sunningdale and the Royal Berkshire. Delightful walks can be enjoyed around Virginia Water Lake which leads up to the Polo at Smiths Lawn, adjacent to Savill Gardens and Windsor Great Park, beyond for riding. The area is also very well catered for by a wide choice of private prep schools, as well as two international schools, ACS in Egham and TASIS in Thorpe.



Additional Information

Postcode: GU25 4TE

Tenure: Freehold

Management Charges: £7,200 yearly

Local Authority:

Runnymede Borough Council – 01932 838383.

Fixtures and Fittings:

Fitted carpets, curtains and light fittings negotiable.

Viewing: Strictly by appointment with

Barton Wyatt:

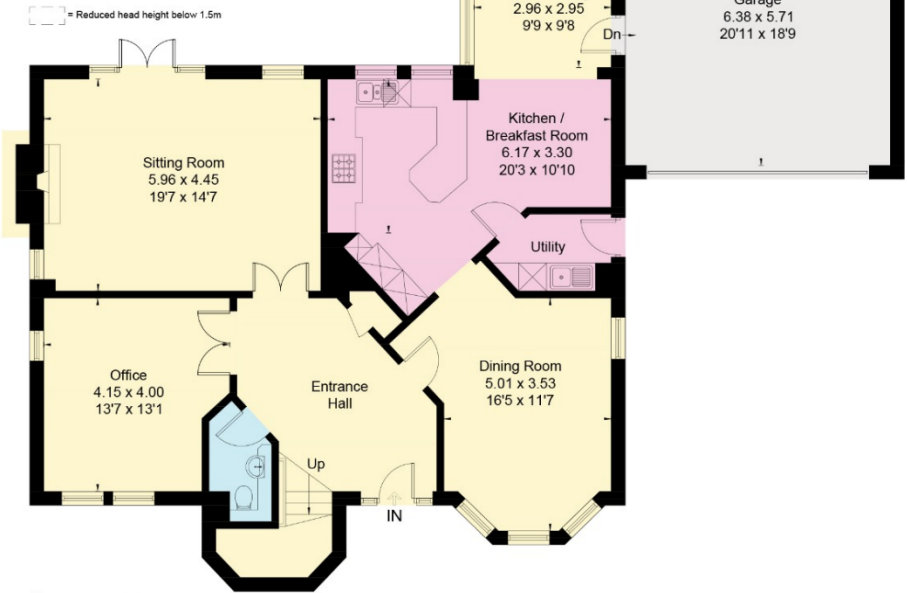
homes@bartonwyatt.co.uk

Energy Performance:

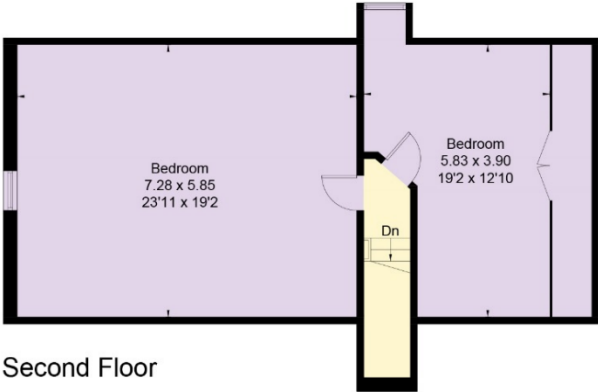
A copy of the full Energy Performance Certificate is available upon request.



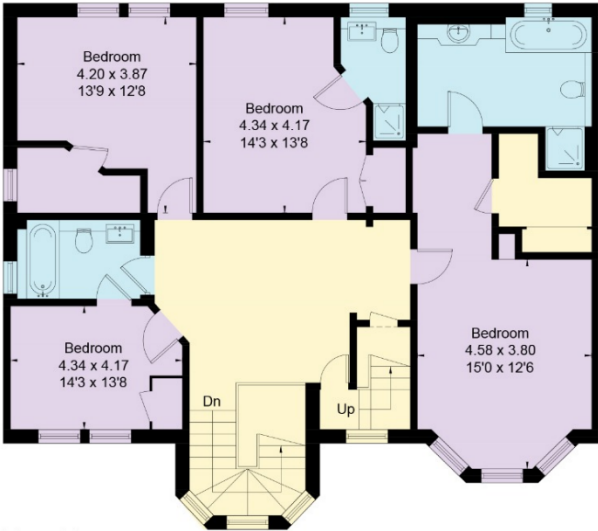
Approximate Floor Area = 351.9 sq m / 3788 sq ft (Including Garage)



Ground Floor



Second 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 #113853



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