

Amber Knoll, Wellington Avenue,
Virginia Water, GU20 4QY

An attractive five-bedroom property in the heart of Virginia Water with a high specification and a generous, landscaped garden.

Amber Knoll, Wellington Avenue, Virginia Water, GU20 4QY

- Beautifully presented five-bedroom home
- Detached self-contained guest annex
- Formal drawing room with wood burner
- Principal bedroom with dressing area and luxury en-suite shower room
- Superbly situated in a private plot with woodland backdrop
- Modern open plan kitchen / living area with quartz work stops
- High specification lighting and security systems

Situation

The Wentworth Golf Club and 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 42 minutes are within easy walking distance. 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 3.5 miles away giving access to London, Heathrow and the motorway network. Other than the world renowned Wentworth Club, country clubs abound 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 at Smiths Lawn, 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 TAS IS in Thorpe.







Additional Information

Postcode: GU25 4QY
Tenure: Freehold
Local Authority:
Runnymede Borough Council - 01932 838383.
Fixtures and Fittings:
Fixtures and fittings to be agreed by separate negotiation.

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.













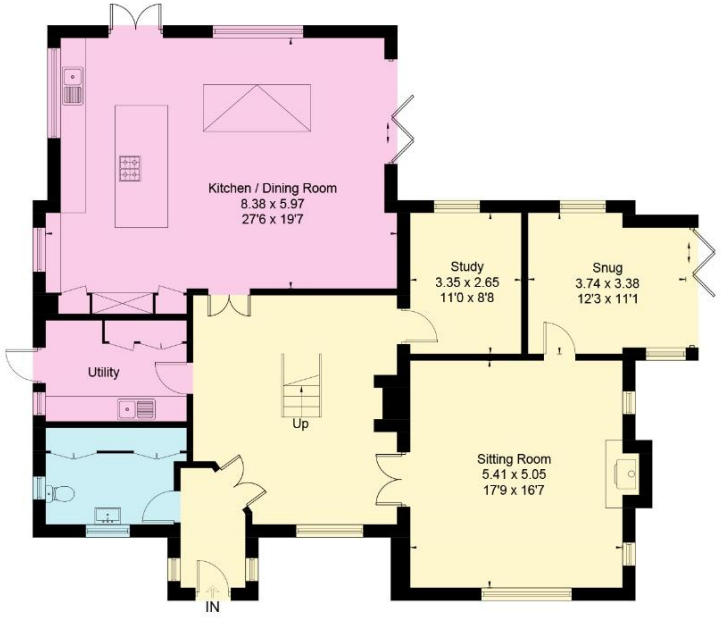




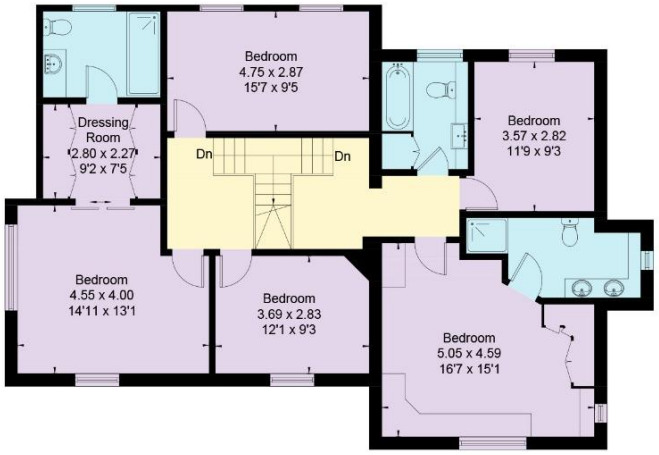




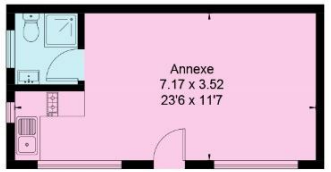
Approximate Floor Area = 266.6 sq m / 2869 sq ft
Outbuilding = 57.9 sq m / 623 sq ft
Total = 324.5 sq m / 3492 sq ft



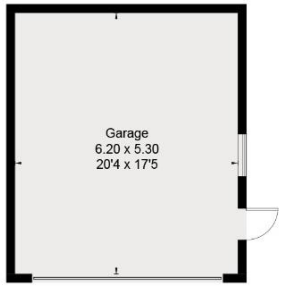
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

This floor plan has been drawn in accordance with RICS Code of Measuring Practice 6th edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #117153

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