



1 Cypress Court,
Virginia Water, GU25 4TB



A superbly appointed 5-bedroom property located on the desirable St Ann's Park gated development

1 Cypress Court Virginia Water, GU25 4TB

- ◆ 5 bedrooms
- ◆ 3 high-spec bathrooms
- ◆ Modern kitchen / dining / sun room
 - ◆ Double garage
 - ◆ 24hr security
- ◆ Newly refurbished communal gym and indoor pool
 - ◆ Lounge with far reaching views

Situation

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 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 wide choice of private prep schools, as well as two international schools, ACS in Egham and TASIS in Thorpe.



Additional Information

Postcode: GU24 4TB

Tenure: Freehold

Service Charge: £5554 pa

Local Authority:

Runnymede Borough Council – 01932 838383

Fixtures and Fittings:

Carpets, curtains and light fittings are negotiable.

Viewing: Strictly by appointment with

Barton Wyatt:

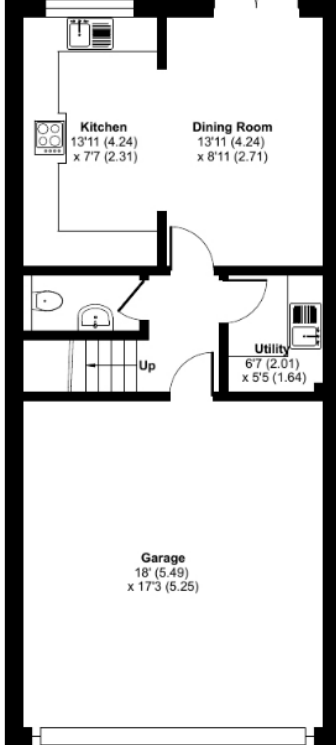
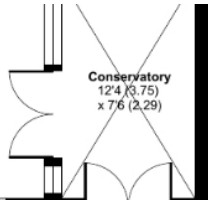
homes@bartonwyatt.co.uk

01344 843000

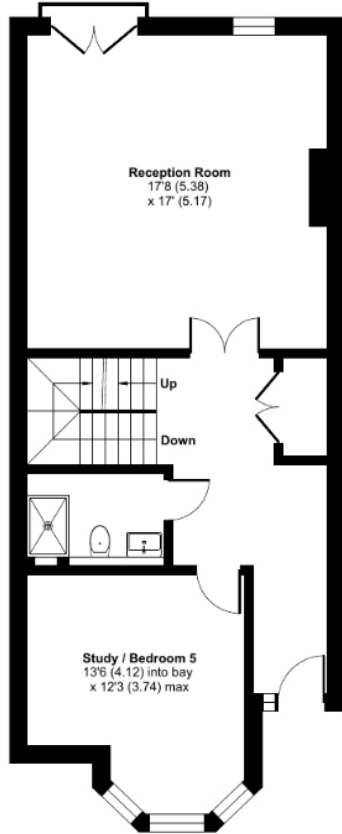
Energy Performance:

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



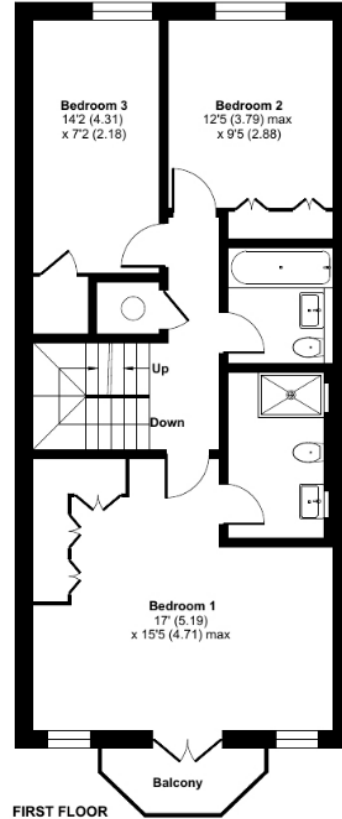


LOWER GROUND FLOOR

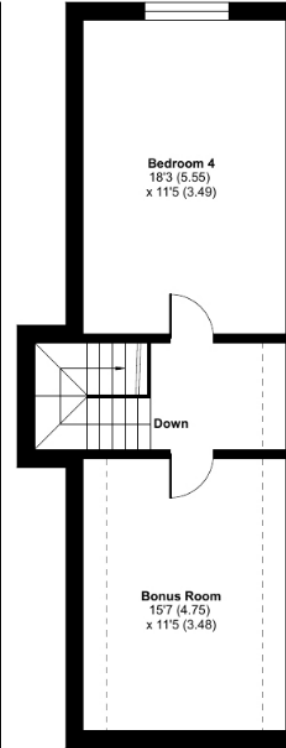


GROUND FLOOR

Denotes restricted
head height



FIRST FLOOR



SECOND FLOOR

Approximate Area = 2253 sq ft / 209.3 sq m
Limited Use Area(s) = 50 sq ft / 4.6 sq m
Garage = 313 sq ft / 29 sq m
Total = 2616 sq ft / 242.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
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The Estate Office, Station Approach, Virginia Water, Surrey, GU25 4DL

01344 843000

homes@bartonwyatt.co.uk

bartonwyatt.co.uk