



Merlebank
Virginia Water, GU25 4JB



A three-bedroom property set in a plot approaching one third of an acre with implemented planning in place for new five bedroom replacement dwelling

Merlebank, Knowle Grove, Virginia Water, GU25 4JB

- ◆ Mature garden and plot approaching 1/3 acre
 - ◆ Existing three bedroom family home
- ◆ Runnymede implemented planning for new dwelling RU.22/0160
 - ◆ Premier Virginia Water location
 - ◆ Garage with driveway for several cars
- ◆ Detailed plans and elevations already approved
 - ◆ Some images are indicative only (CGI's)

Situation

Merlebank is superbly situated in Virginia Water, close to its picturesque shopping parades with excellent shops for day to day needs, restaurants and mainline railway station with a fast train service to Waterloo (42 minutes). There is a Waitrose in Sunningdale and for more extensive shopping facilities, the towns of Windsor, Staines, Guildford and Kingston are all nearby. There is easy access to the M25 and M3 providing links to London, Heathrow and the motorway network.

In addition to the world-renowned Wentworth Club, country clubs in the area abound including 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 well catered for by a wide choice of private prep and state schools, as well as two international schools - ACS in Egham and TASIS in Thorpe.



Additional Information

Postcode:

GU25 4JB

Tenure:

Freehold

Local Authority:

Runnymede Borough Council – 01932 838383

Fixtures and Fittings:

Carpets, curtains and light fittings to be included

Services:

We are advised by our client that electricity, water and drainage are all mains supplied.

Viewing: Strictly by appointment with

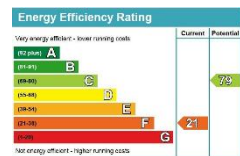
Barton Wyatt:

homes@bartonwyatt.co.uk

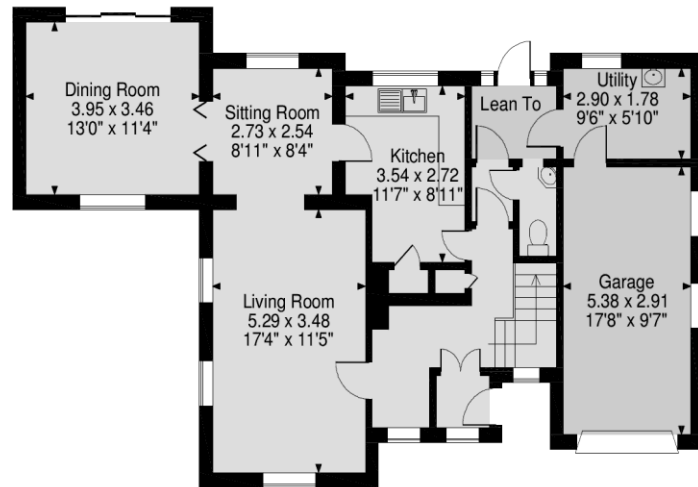
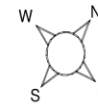
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Energy Performance:

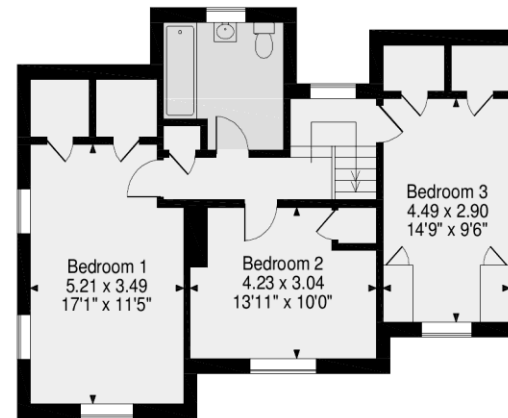
A copy of the full Energy Performance Certificate is available upon request.



Knowle Grove, Virginia Water
Approximate Gross Internal Area
Main House = 1534 Sq Ft/143 Sq M
Garage = 168 Sq Ft/16 Sq M
Total = 1702 Sq Ft/159 Sq M



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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BARTON · WYATT

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