



CALLOW HILL,

Virginia Water GU25



PRESENTING THIS CHARMING HOME

Available to let is this beautifully presented detached luxury family home.



Local Authority: Runnymede Borough Council

Council Tax band: H

Furniture: Unfurnished

Minimum length of tenancy: 12 months

Deposit amount: £9,623.07

Available date: Now

Guide price: £6,250 per calendar month



CONTEMPORARY KITCHEN

A substantial five bedroom detached house, set within grounds of circa 0.5 acres. The spacious accommodation is arranged over two floors, comprising 5 bedrooms with 3 luxurious bathroom suites and a large contemporary kitchen.

Please note some images contain computer generated furniture







LANDSCAPED GARDENS

The landscaped gardens are a particular feature of the property with attractive, well stocked borders and beds. There is a double in/out entrance to the property through electric wrought iron gates on brick piers opening onto a brick driveway with ample parking for several cars which in turn leads to a detached double garage. The property is located on the edge of the prestigious Wentworth Estate with its three 18 hole golf courses.

Please note some images contain computer generated furniture



LOCATION

Excellent transport network with close proximity to the M25, M4 and M3 motorways. Regular train service from Virginia Water (0.5 mi) to London Waterloo taking approximately 50 mins. Heathrow airport T5 is approximately 9 miles away. Education facilities in the area are exceptional and include Eton College, Papplewick, LVS, Charters, The Marist, Bishopsgate, St George's Ascot, Wellington, St Mary's and St John's Beaumont. There are also two highly regarded international schools, ACS and TASIS.

Sporting facilities in the area include golf at Wentworth and Sunningdale, polo at Smith's Lawn and horseracing at Ascot and Windsor.

Other attractions in the area include Virginia Water Lake, Savill Gardens, Windsor Great Park, Windsor Castle and Legoland.

Virginia Water village is close catering for day to day shopping requirements with larger towns of Windsor, Camberley and Bracknell, with its new shopping complex.

Please note some images contain computer generated furniture









(Including Basement / Loft Room)
 Approximate Gross Internal Area = 265.98 sq m / 2,863 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

Kavita Walker
013 4429 9397
kavita.walker@knightfrank.com

Knight Frank Ascot
59 High St,
Ascot SL5 7HP

Your partners in property

[knightfrank.co.uk](https://www.knightfrank.co.uk)

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information above is provided to Knight Frank by third parties and is provided here as a guide only. Some of the information provided (such as the rent, deposit or length of tenancy) is subject to change, depending on offers received by the landlord. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer for the tenancy being submitted. If we are informed of changes to this information by the landlord, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Fixtures and fittings: Carpets, curtains, light fittings and other items fixed to the property (and not fixed to the property) belonging to the landlord are included in any tenancy as evidenced in the inventory, unless specifically noted otherwise. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventory. 5. Deposit: All potential tenants should be advised that, as well as rent a holding deposit will be payable which is equal to one week's rent (if an AST) and two weeks' rent (if not an AST), a tenancy deposit will also be payable which is equal to 6 weeks rent (if not an AST and/or the annual rent is over £50,000), or 5 weeks' rent (if an AST and/or the annual rent is below £50,000). If the landlord agrees to you having a pet you may be required to pay a higher deposit (if not an AST) or higher weekly rent (if an AST). An administration fee of £288 and referencing fees of £60 per person will also apply when renting a property (if not an AST). (All fees shown are inclusive of VAT.) For other fees that might apply, please ask us or visit www.knightfrank.co.uk/tenantfees. 6. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated May 2024. Photographs and videos dated March 2024. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.