



2 The Grange,  
Virginia Water, GU25 4ST



A rare to the market ground floor  
three-bedroom flat in the ever  
desirable Virginia Park

**2 The Grange  
Virginia Water, GU25 4ST**

- ◆ Lateral 3 bedroom apartment
- ◆ Lovely dual aspect formal lounge
  - ◆ Floor to ceiling windows
  - ◆ Fully integrated kitchen
  - ◆ Main bedroom with ensuite
- ◆ Communal leisure facilities including indoor swimming pool
- ◆ Two under ground parking spaces

**Situation**

Virginia Park is situated in an ultra-convenient position only a short level walk from 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. There is an excellent Waitrose in Sunningdale and for more extensive shopping facilities, the towns of Windsor, Staines, 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 are 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 Fields at Smiths Lawn and is 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 TASIS in Thorpe.



## Additional Information

**Postcode:** GU24 4ST

**Tenure:** Share of freehold 999 years from 1 January 1995

**Local Authority:**

Runnymede Borough Council – 01932 838383

**Fixtures and Fittings:**

Fixtures and fittings to be agreed by separate negotiation

**Viewing: Strictly by appointment with**

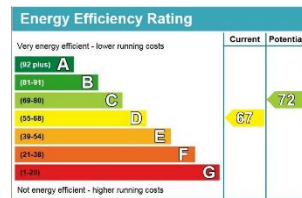
**Barton Wyatt:**

homes@bartonwyatt.co.uk

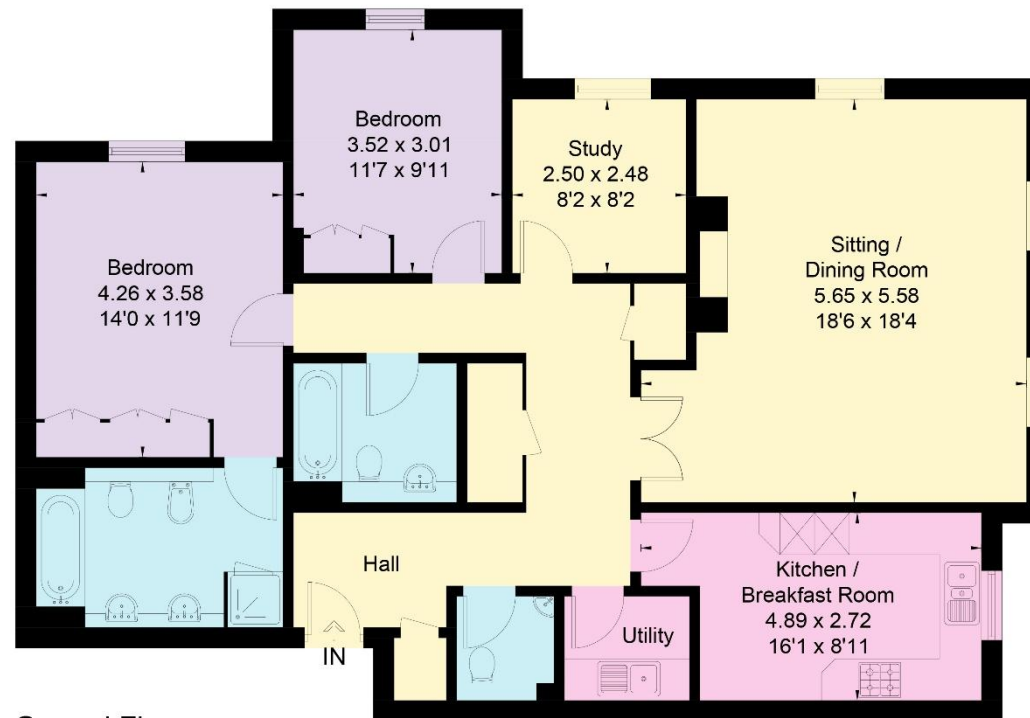
01344 843000

**Energy Performance:**

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



Approximate Floor Area = 115.7 sq m / 1245 sq ft



### Ground 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 #106897



## BARTON · WYATT

The Estate Office, Station Approach, Virginia Water, Surrey, GU25 4DL

01344 843000

[homes@bartonwyatt.co.uk](mailto:homes@bartonwyatt.co.uk)

[bartonwyatt.co.uk](http://bartonwyatt.co.uk)