

THIO



Wellington Avenue, Virginia Water
£12,500 pcm

OSBORNE HEATH



On the ground floor there is a large entrance hall with feature staircase, living room, dining room, study, kitchen with dining area, utility room and family room or potential fifth bedroom.

The first floor has the principal bedroom with a two en suites and a balcony, three further bedrooms with built-in wardrobes, a second en suite and a family bathroom.

The house sits on an acre plot and has a gated entrance with driveway parking for multiple vehicles, double garage, and a south west facing garden.

Wellington Avenue is situated in a lovely position on the Wentworth Estate, one of the UK's most desirable residential areas, with Virginia Water station approximately 0.6 miles away providing services to London. By road, Virginia Water is convenient for Sunningdale, Ascot, Windsor, Heathrow Airport, M3 and M25. There are a number of renowned schools in the area including ACS, Hall Grove, Bishopsgate, Eton, Lambrook, Papplewick, TISIS, The Marist Schools, St George's and St Mary's. Sporting facilities in the area include golf at Wentworth, Sunningdale, Swinley Forest and The Berkshire, racing at Ascot and Windsor and polo at Smith's Lawn and The Royal County of Berkshire Polo Club, Virginia Water Lake and Savill Gardens are both accessible, with horse riding, walking and cycling at Chobham Common and Windsor Great Park. Health clubs in the area include The Wentworth Club, Coworth Park, Pennyhill Park Health Club & Spa and the MacDonald Berystede.

Sheringham Wellington Avenue

Virginia Water

- Five/Four Double Bedrooms
- Four Bathrooms
- Four Receptions
- 1 GBPS High Internet Speed
- Detached
- South West Facing Garden
- Gated
- Double Garage
- One Acre Plot
- Wentworth Estate

Council Tax band: H

Tenure: Freehold

EPC Energy Efficiency Rating: C

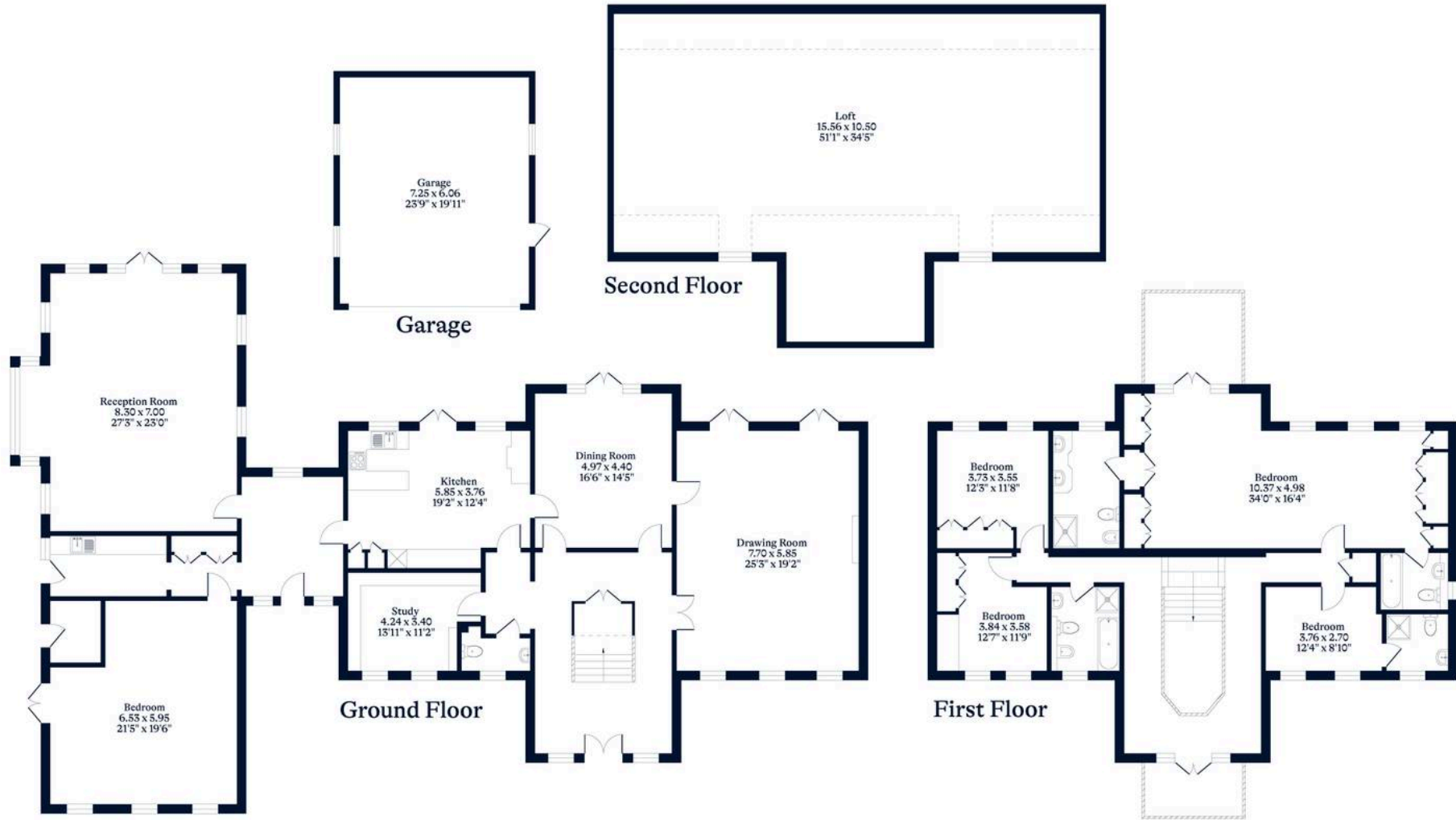
EPC Environmental Impact Rating: D



APPROXIMATE FLOOR AREA
House - 538.30 sq m - 5794 sq ft
Garage - 43.90 sq m - 472 sq ft
Total - 582.20 sq m - 6266 sq ft
(Gross Internal Area)



NOT TO SCALE
This plan is for illustration purposes only



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This floor plan has been created by Property Shoot Ltd following the RICS code of measuring and is for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. Details shown on this floorplan, including all measurements, areas and proportions cannot be guaranteed by either the provider or estate agency and should not be relied upon.