



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: £6,500 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.







## 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.



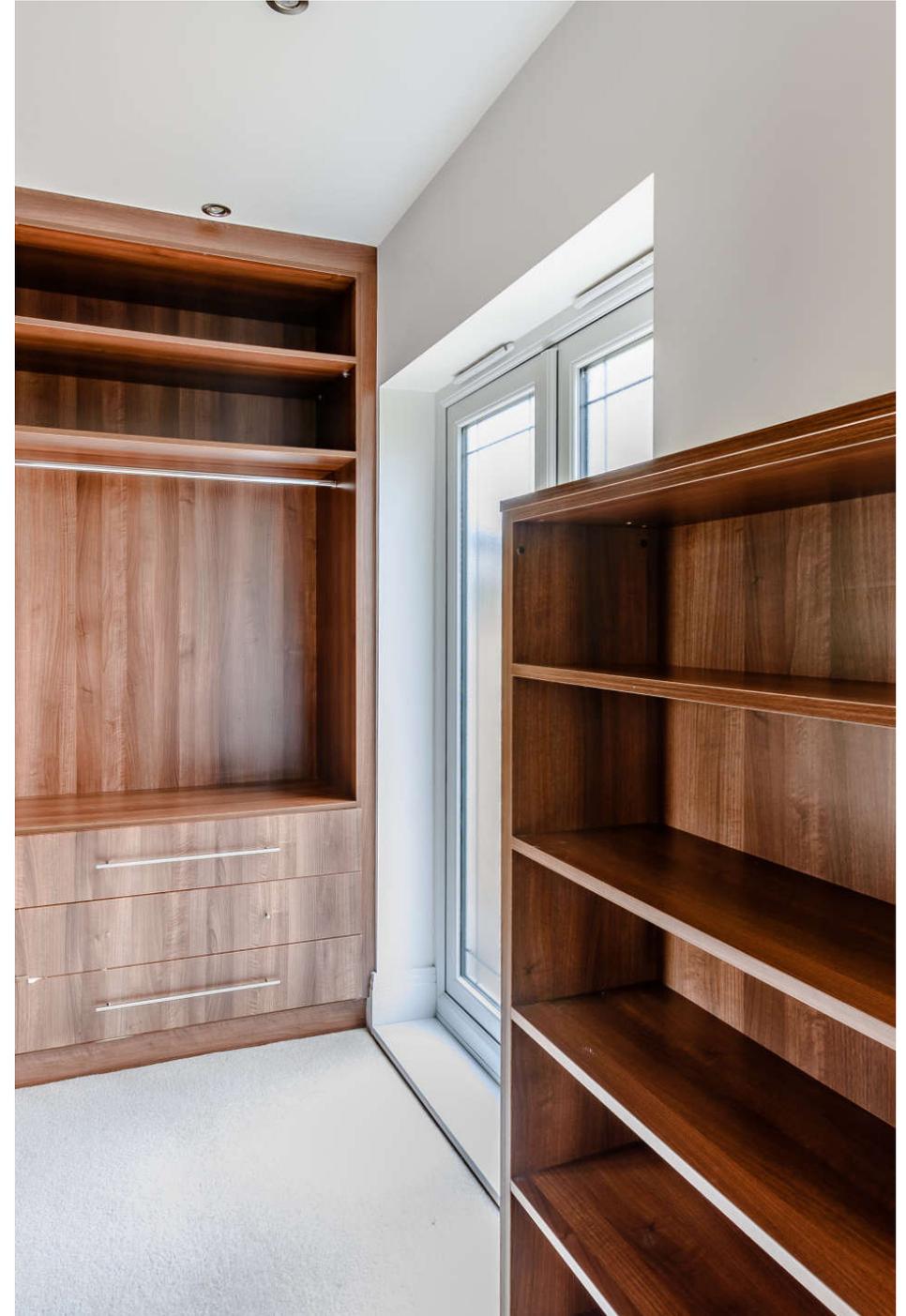
## LOCATION

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.









(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.

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