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Trumpsgreen Road, *Virginia Water*

OSBORNE HEATH

# A versatile five double bedroom, four bathroom home with a large driveway, garage, self-contained annexe and a west facing garden.

Downstairs there is a modern kitchen with underfloor heating and dining space, a living room leading out to the garden, family room, study that could also be used as a fifth bedroom, an en suite bedroom, further double bedroom and a modern shower room.

Upstairs is the double aspect principal bedroom overlooking the garden, shower room, separate WC, and eves storage.

The double garage has been converted into storage and a self-contained annexe with an open-plan kitchen and bathroom on the ground floor, and a double bedroom on the first floor.

Outside there are solar panels, driveway parking for several vehicles and side access to a good size west facing garden with swim spa pool.

Knowle Cottage is on Trumpsgreen Road, within walking distance of Virginia Water train station where services run to London, Reading and Weybridge. Nearby schools include ACS, The Magna Carta, Manorcroft, Royal Holloway, St Ann's, Salesian, St Cuthbert's and Trumps Green. Trumpsgreen Road is close to the world famous Wentworth Club, and other local places of interest include Ascot Racecourse, Coworth Park, Guards Polo Club, The Savill Garden, Virginia Water Lake, Windsor Castle and Windsor Great Park. By road Virginia Water is convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating D. Council Tax band F.





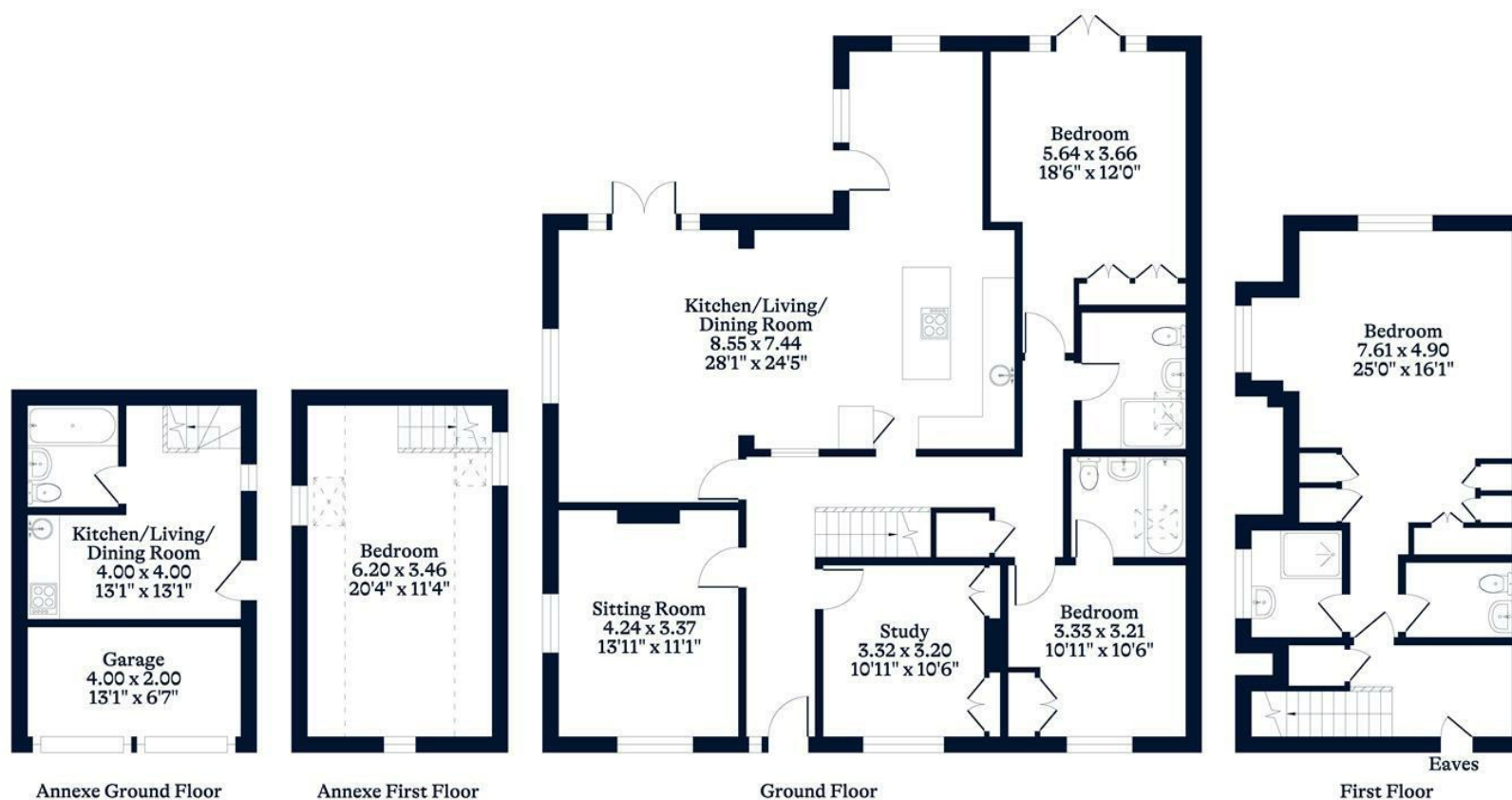
#### APPROXIMATE FLOOR AREA

House - 183.00 sq m - 1970 sq ft  
Garage - 8.00 sq m - 86 sq ft  
Annexe - 37.45 sq m - 403 sq ft  
Total - 228.45 sq m - 2459 sq ft  
(Gross Internal Area)



#### NOT TO SCALE

This plan is for illustration purposes only



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.

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