

HIO



Abbots Drive, Virginia Water
Guide Price **£5,500,000**

OSBORNE HEATH



On the ground floor is the living room, dining room, study, kitchen with dining space, family room with a vaulted ceiling and open fire, utility room and access to the triple garage.

The first floor has the principal bedroom with a two walk-in wardrobe and an en suite, three further double bedrooms with built-in wardrobes and en suites and a large studio above the garage.

The second floor is set up as a games room, double bedroom and a Jack and Jill bathroom.

The house has a gated entrance, parking for multiple vehicles, a triple garage, side access on both sides, and a south facing garden.

Little Hatch 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 (Waterloo). By road, Virginia Water is convenient for Sunningdale 3.1 miles, Ascot High Street 5.4 miles, Windsor 6.9 miles, Heathrow Airport (T5) 7.5 miles, M3 (junction 3) 9.4 miles and M25 (junction 13) 7.4 miles.

Distances are all approximate. There are a number of renowned schools in the area including Hall Grove, Bishopsgate, Lambrook, Papplewick, The Marist Schools, St George's and St Mary's Schools Ascot. There are two international options, TASIS and ACS Egham and access to Eton and Wellington Colleges. Sporting facilities in the area include golf at Wentworth, Sunningdale, Swinley Forest and The Royal 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

Abbots Drive

Virginia Water

- Six Bedrooms
- Five Bathrooms
- Six Receptions
- Gated
- Triple Garage
- South Facing Garden
- Wentworth Estate

Council Tax band: H

Tenure: Freehold

EPC Energy Efficiency Rating: C

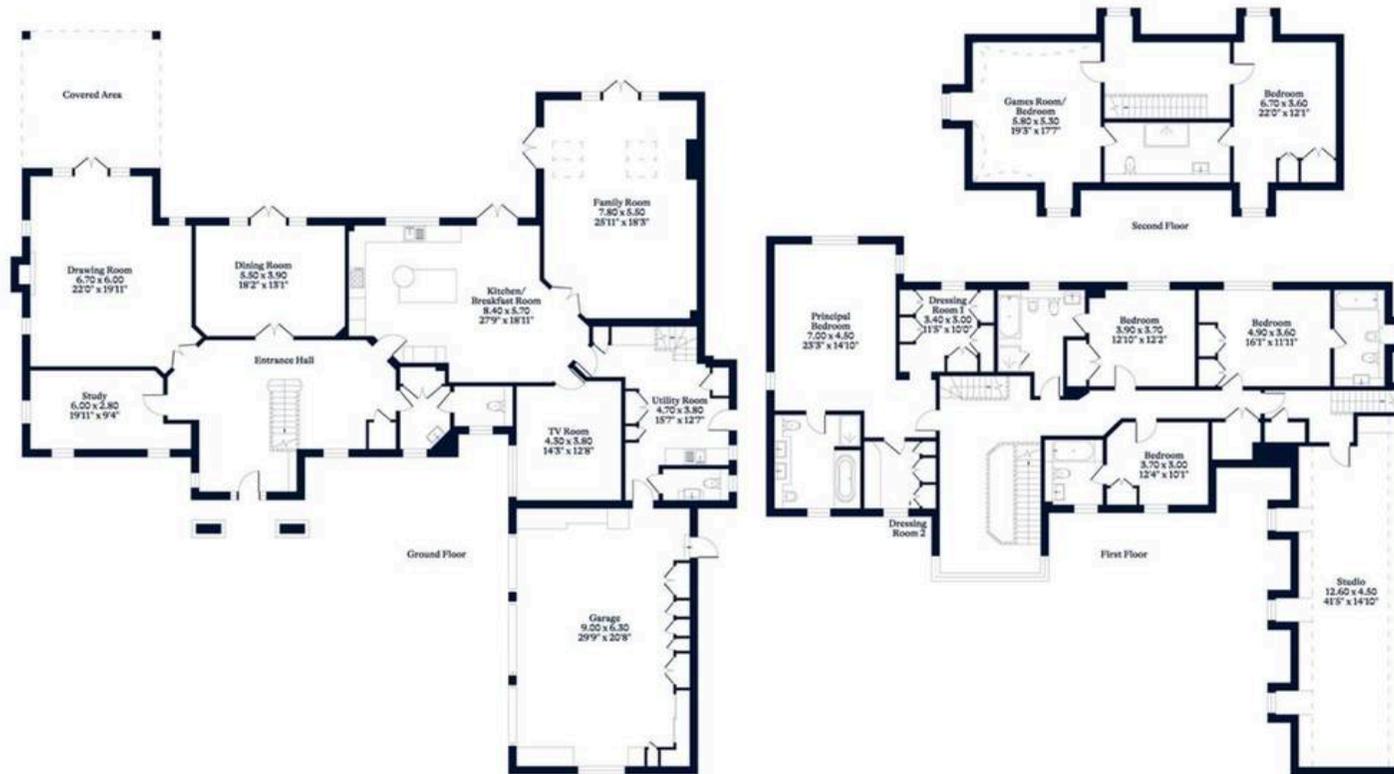
EPC Environmental Impact Rating: D



APPROXIMATE FLOOR AREA
 House - 562.70 sq m - 6061 sq ft
 Garage - 61.30 sq m - 659 sq ft
 Total - 624.00 sq m - 6720 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.