

TH



Wellington Avenue, Virginia Water
£25,000 pcm

OSBORNE HEATH



On the ground floor is a large entrance hall with feature stair case, living room, dining room, study, kitchen with dining space, utility room and family room.

The first floor has the principal bedroom with a two en suites, three further bedrooms with built-in wardrobes two with en suite bathrooms.

The house has a gated entrance, parking for multiple vehicles, a double garage, and 1.08 acre 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 (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 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

- Detached
- Four Double Bedrooms
- Four Bathrooms
- Five Reception Room
- Gated
- 1.08 Acre Garden
- Double Garage
- Wentworth Estate

Council Tax band: H

Tenure: Freehold

EPC Energy Efficiency Rating: C

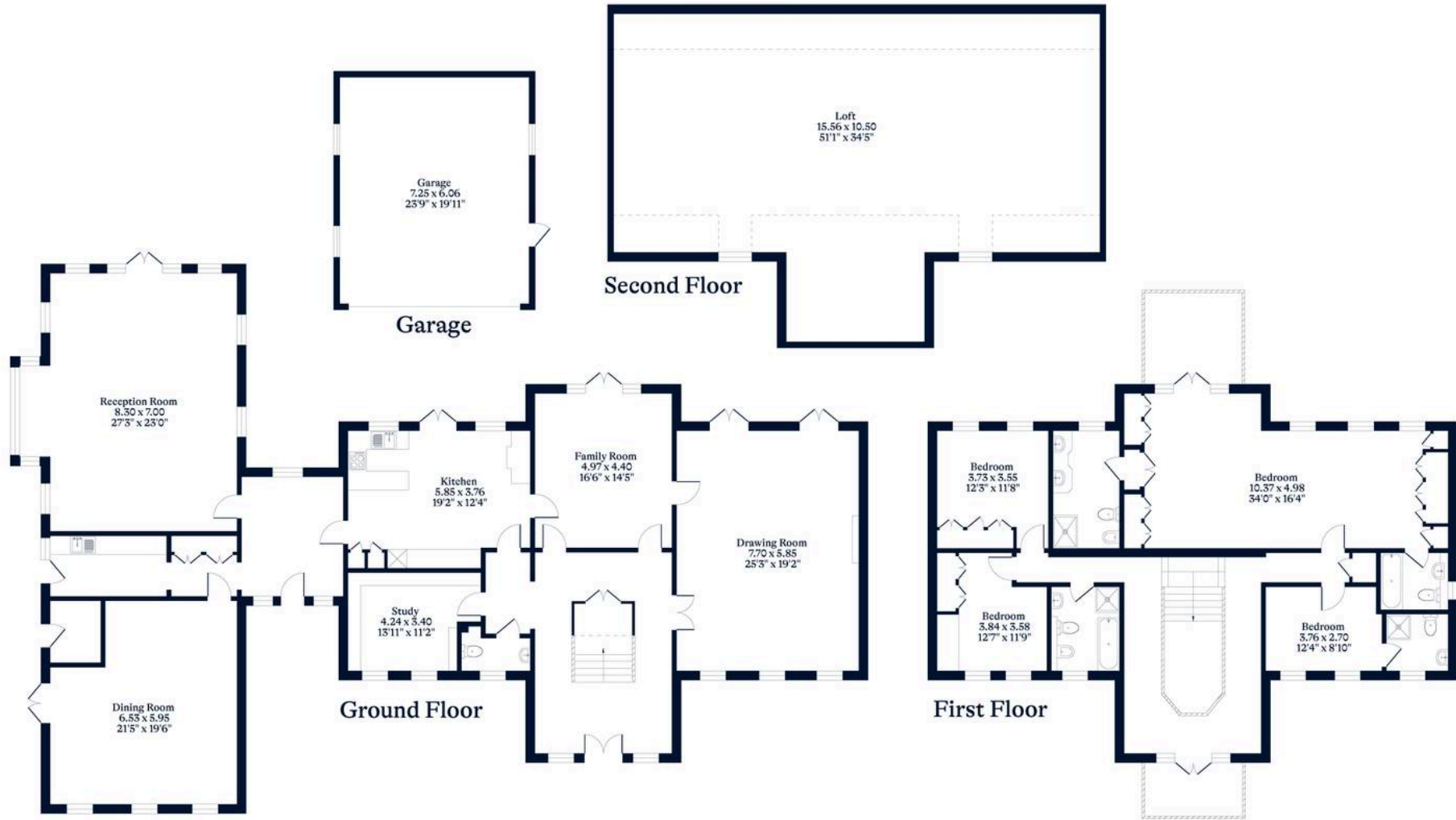
EPC Environmental Impact Rating: D



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.