



Knowle Grove, Virginia Water
Guide Price £1,595,000

OSBORNE HEATH



On the ground floor is a living room, the remaining accommodation is mainly open plan and consists of a snug, dining room, kitchen with a breakfast area which is centred around the kitchen island, separate to the open plan space is a study, utility room and a downstairs WC.

The first floor has a principal bedroom with built-in wardrobes and an en suite, Guest room with built-in wardrobes and an en suite, two further bedrooms and a family bathroom.

Outside the property has a large in and out gated driveway and side access to the large south facing garden, the garden has a swim spa, garden room with power and an outdoor office with power.

The property also benefits from approved planning permission for a 2nd floor roof extension.

Other local places of interest include Wentworth golf club, Ascot Racecourse, Foxhills, Guards Polo Club, Queenwood, Virginia Water Lake, Windsor Castle and Windsor Great Park. The nearest station is Virginia Water where services run to London, Reading and Weybridge. Nearby schools include ACS, Bishopsgate, Lambrook, The Magna Carta, Manorcroft, Royal Holloway, St Ann's, Salesian, St Cuthbert's and Thorpe. By road Virginia Water is convenient for the M3, M4, M25 and Heathrow Airport.





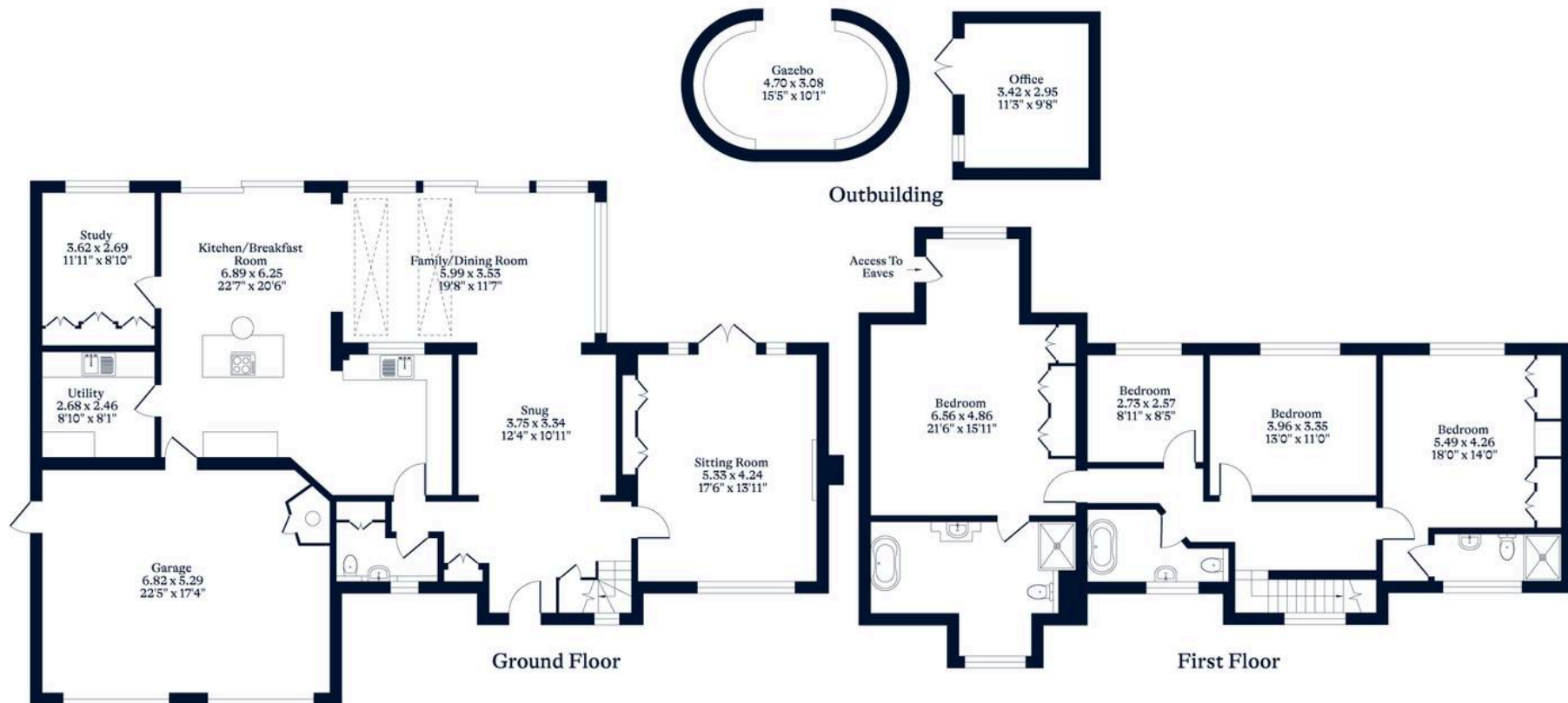
APPROXIMATE FLOOR AREA

House - 235.70 sq m - 2538 sq ft
Garage - 35.80 sq m - 386 sq ft
Outbuilding - 22.50 sq m - 243 sq ft
Total - 294.00 sq m - 3167 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.



Knowle Grove

Virginia Water

- Four Bedrooms
- Four Receptions
- Three Bathrooms
- Study
- Double Garage
- Gated In And Out Driveway
- South Facing Garden
- Further Potential To Extend
- Walking Distance To Wentworth Golf Course

Council Tax band: H

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





Osborne Heath, Ascot

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