

Heatherwood Knowle Grove, Virginia Water

Guide Price **£1,550,000**

OSBORNE HEATH



The main room of the ground floor is the open-plan snug, dining room and kitchen with a feature island. Separate to the open-plan space is a formal living room, study, utility room and a downstairs WC.

The first floor has the principal bedroom with built-in wardrobes and an en suite, guest bedroom 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 with 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 second floor extension.

Knowle Grove is small crescent off Trumps Green Road. Local places of interest include Wentworth 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.

Heatherwood 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

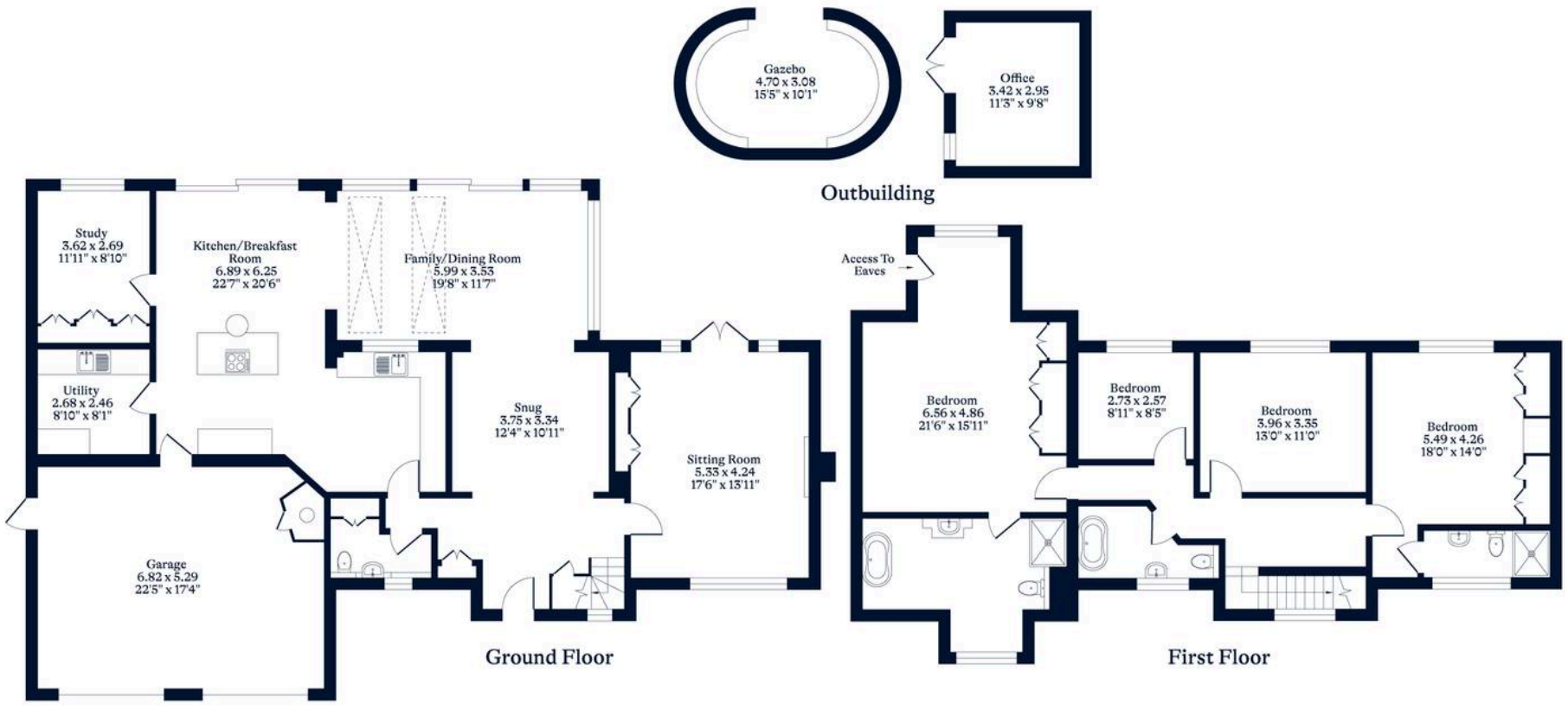






APPROXIMATE FLOOR AREA
House - 235.70 sq m - 2538 sq ft
Garage - 35.80 sq m - 386 sq ft
Outbuilding - 22.50 sq m - 243 sq ft
Total - 294.00 sq m - 3167 sq ft
(Gross Internal Area)

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.
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