



INGLENOOK COTTAGE

CROWN ROAD, VIRGINIA WATER



A CHARACTERFUL COTTAGE WITH PLANNING CONSENT

INGLENOOK COTTAGE,
5 CROWN ROAD, VIRGINIA WATER,
SURREY, GU25 4HS

Kitchen/Breakfast Room ♦
Living Room ♦ Family Room ♦ Study
4 Bedrooms ♦ 3 Bathrooms ♦ Garage
Private South Facing Rear Garden

DESCRIPTION

Inglenook Cottage is a delightful, characterful cottage located about 0.6 of a mile from Virginia Water station and village shops.

The ground floor comprises a dual aspect living room and an open plan kitchen/breakfast room, both with direct access to the patio. A versatile family room, study and fourth bedroom. The first floor benefits from three well proportioned bedrooms with ample built in storage and two bathrooms; one serving as an en-suite to the master bedroom.

Outside, there is a landscaped, south facing, rear garden with a patio and side access as well as a detached garage.

The property also benefits from planning consent for a two storey side extension and single storey rear extension (application number RU.18/0529).



SITUATION

Virginia Water village is close by catering for day to day shopping requirements with the larger towns of Windsor and Woking a short drive away.

Virginia Water has excellent transport links to Heathrow, central London and the major motorways. Train services from Virginia Water to London Waterloo run regularly and take approximately 45 minutes. Heathrow Airport T5 is approximately 9 miles away.

There is a superb choice of schools including International options at TASIS (The American School) and ACS (The American Community School) both in Egham.

ADDITIONAL INFORMATION

Postcode: GU25 4HS

Tenure: Freehold

Local Authority: Runnymede Borough Council.

Services: The property has mains electricity, gas, water and drainage services.

Fixtures and Fittings: All items of fixtures and fittings, including carpets, curtains/blinds, light fittings and kitchen equipment are specifically excluded unless mentioned.

Energy Performance: A copy of the full Energy Performance Certificate is available upon request.

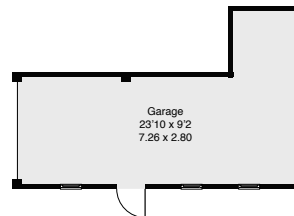
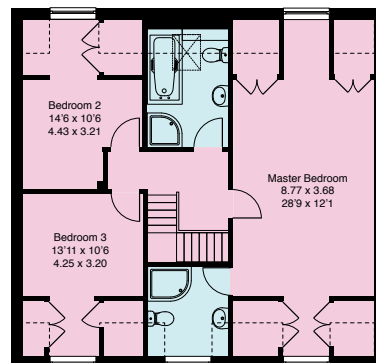
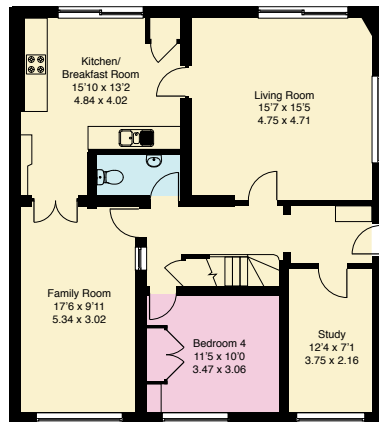
Viewing: Strictly by appointment with Savills.



FLOORPLANS

Inglebrook, 5 Crown Road, Virginia Water

Approximate Gross Internal Floor Area :
 Ground Floor 95 sq m / 1024 sq ft
 First Floor 70 sq m / 756 sq ft
 Garage 23 sq m / 251 sq ft
Total 188 sq m / 2219 sq ft



Ref: 18010712183 - Buckingham
 HPI ©2018 Tel: 07814 007721 matt@hollandphotoimaging.com
 Not to Scale. Any Areas, measurements or distances given are maximum and approximate only, no decisions without checking should be made when reliant upon them.

savills

Savills Sunningdale

Mount Lodge,
 London Road, Sunningdale,
 Berkshire, SL5 0EP
 sunningdale@savills.com
 01344 626162

savills.co.uk

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 181211FC

