



A characterful family home in southerly grounds

Beechwood, Knowle Grove, Virginia Water, Surrey, GU25 4JD

Freehold



Entrance hall • Drawing room • Dining room • Study
 • Family room • Kitchen/breakfast room • Utility room
 • Cloakroom • Principal bedroom with en suite shower
 room • 3 further bedrooms • Family bathroom • Double
 garage • In and out driveway • Summer house • Delightful
 gardens in about 0.36 of an acre

Description

Beechwood is a characterful family home which sits in about 0.36 of an acre.

The ground floor comprises a drawing room with feature fireplace, a dining room and family room both with doors opening onto the sun terrace and garden, a spacious and fully integrated kitchen/breakfast room with stable door to garden, separate utility room, study and cloakroom.

The first floor accommodation features a principal bedroom suite with en suite shower and built in wardrobes, three further double bedrooms (one with built in wardrobes) and a family bathroom.

Outside, to the front there is an in and out block paved driveway with parking for several cars and a double garage, well stocked flower borders and mature hedging providing great privacy. The delightful southerly facing rear garden is mainly laid to lawn with well stocked beds and borders, a variety of trees and bushes, an attractive summer house and garden sheds.

Situation

Beechwood is situated in a sought after residential road in Virginia Water with access to Virginia Water parade and main line station providing services to London (Waterloo).

By road, Virginia Water is convenient for Heathrow Airport (T5), M3, M4 and M25 motorways.

There are a number of renowned schools in the area including Hall Grove, Papplewick, Charters, The Marist Schools, St George's and St Mary's Schools Ascot. There are two international options; TASIS and ACS and access to Eton and Wellington Colleges.

Local Authority: Runnymede Borough Council

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

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

Tenure: Freehold

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

Viewing: Strictly by appointment with Savills.





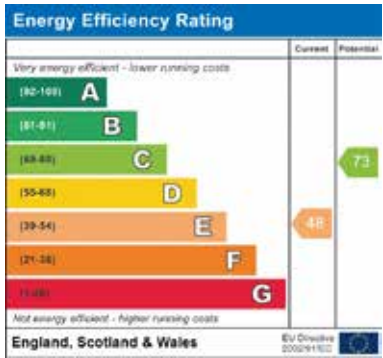
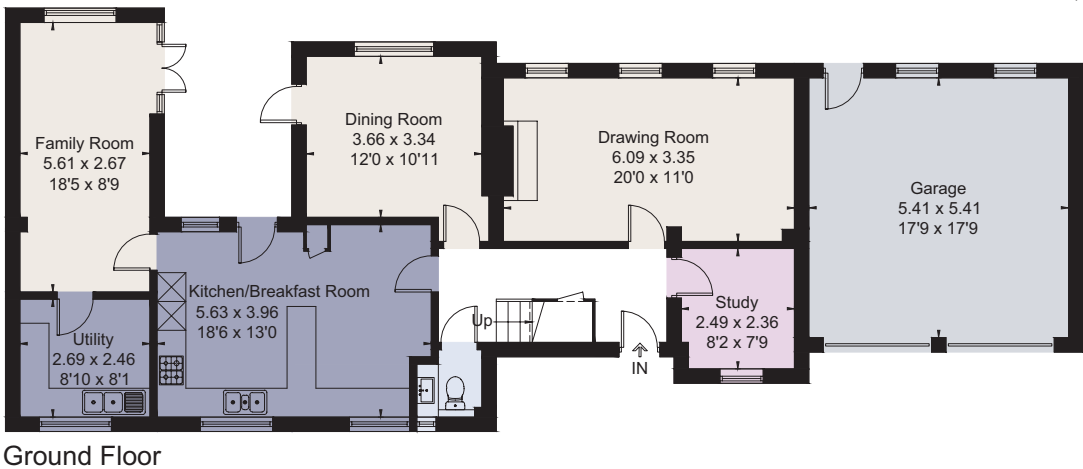
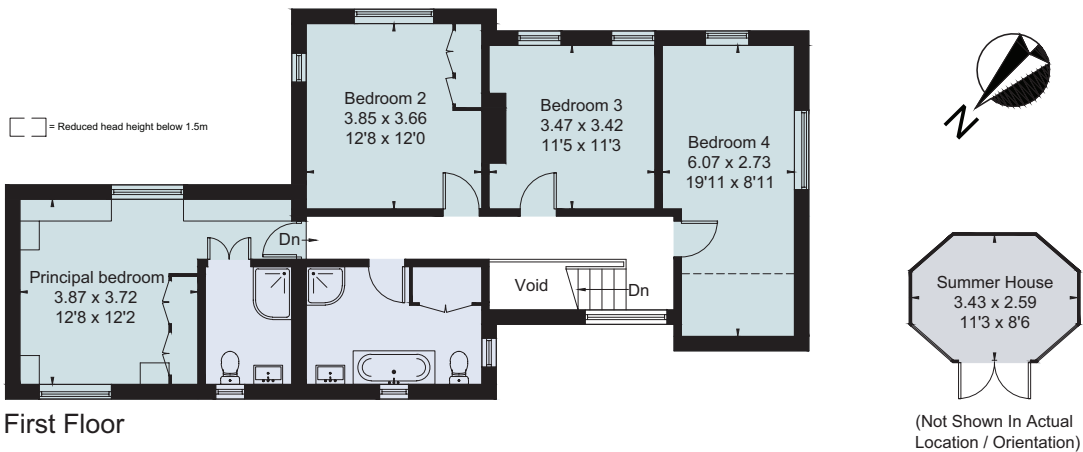
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Approximate Area 187.6 sq m / 2019 sq ft (Excluding Void)
Garage 29.2 sq m / 314 sq ft
Summer House 7.6 sq m / 82 sq ft
Total 224.4 sq m / 2415 sq ft
Including Limited Use Area (6.9 sq m / 74 sq ft)



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