



18 SANDY LANE
VIRGINIA WATER

BUCKINGHAMS



18 Sandy Lane

St Ann's Park • Virginia Water • Surrey • GU25 4TA

£1,450,000 Freehold

An exceptional townhouse offering superb family space including a fantastic extended kitchen/dining/family room, enjoying a large rear garden overlooking woods & views to the front over the communal grounds in the crescent on this exclusive gated development.

- SUPERBLY RENOVATED & EXTENDED HOME
- FOUR/FIVE BEDROOMS, TWO EN SUITE
- COMMUNAL POOL, GYM, TENNIS COURTS
- SHORT WALK TO THE VILLAGE CENTRE
- OUTSTANDING KITCHEN/DINING/FAMILY ROOM
- LARGE GARDEN WITH WOODED REAR OUTLOOK
- GATED ESTATE/24 HOUR MANNED SECURITY
- 2022 SERVICE CHARGE £4470

RECEPTION HALL • CLOAKROOM • DRAWING ROOM • SUPERB OPEN PLAN KITCHEN/DINING/FAMILY ROOM • UTILITY ROOM • MASTER & GUEST BEDROOM SUITES • TWO FURTHER BEDROOMS • SHOWER ROOM • STUDY/DOUBLE BEDROOM FIVE • INTEGRAL DOUBLE GARAGE • LANDSCAPED GARDENS

Description

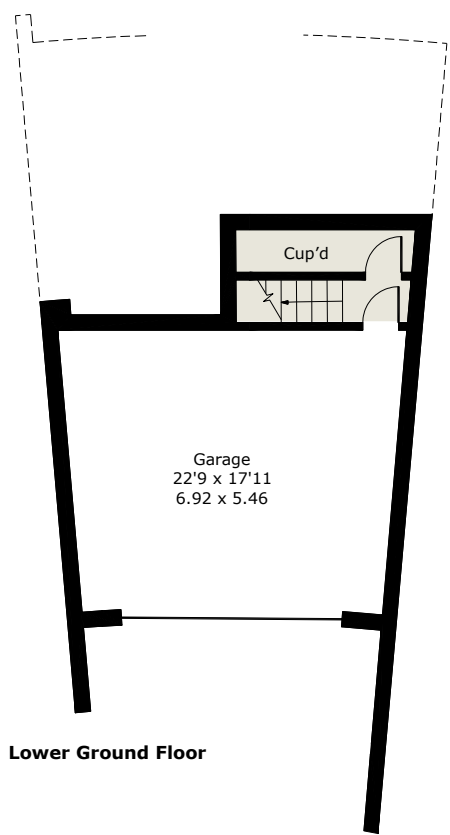
18 Sandy Lane is an excellent high specification home which enjoys a bright, open outlook to both front and rear aspects and a superb, large rear garden on this exclusive gated private estate; residents of St Ann's Park benefit from 24 hour security plus the use of extensive on-site leisure facilities including two tennis courts and a superb indoor pool complex with sauna, spa & gymnasium.

Directions

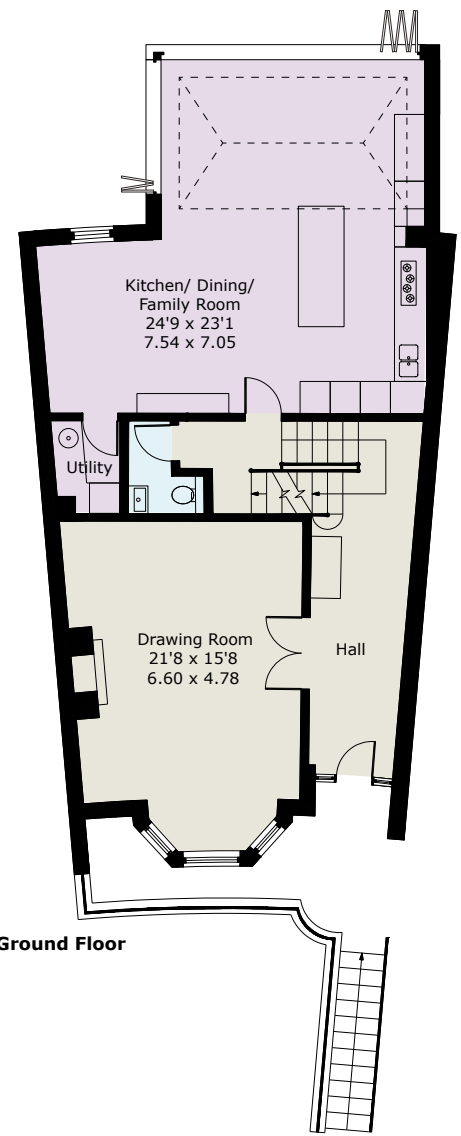
From our offices in Station Approach, Virginia Water, turn right onto Christchurch Road and proceed to the traffic lights. Continue straight ahead onto Sandhills Lane and take the first left turning into the gated entrance to St. Ann's Park. Continue straight ahead to the crescent at the end, follow the road around and no.18 will be found three quarters of the way round the crescent.



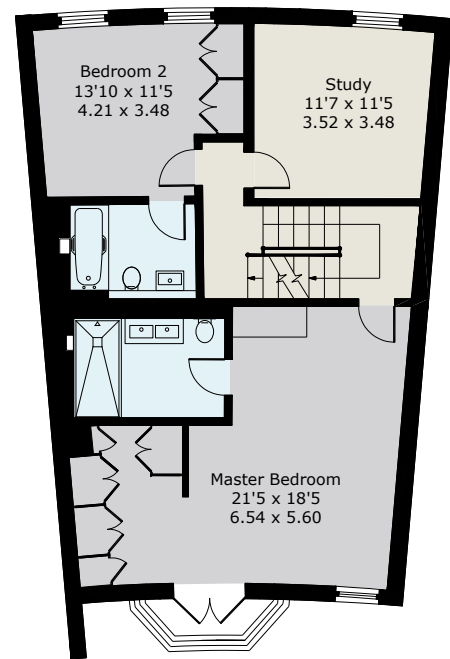
Approximate Gross Internal Floor Area :	
Lower Ground Floor	43 sq m / 461 sq ft
Ground Floor	98 sq m / 1059 sq ft
First Floor	77 sq m / 825 sq ft
Second Floor	33 sq m / 452 sq ft
Total	251 sq m / 2,697 sq ft



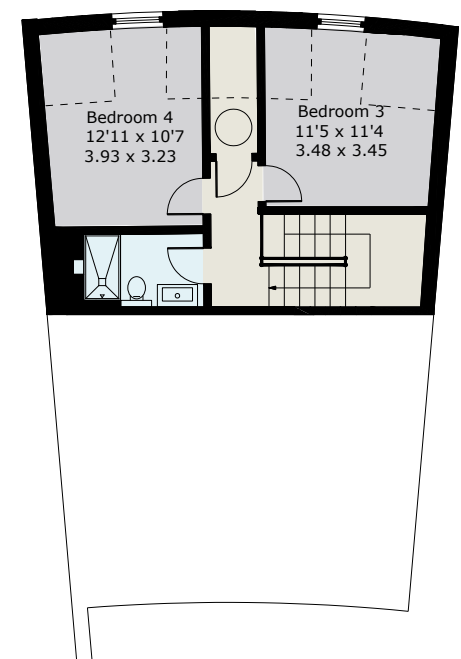
Lower Ground Floor



Ground Floor



First Floor



Second Floor

COUNCIL TAX BAND H

EPC: D57.

Important Notice

These particulars and measurements are believed to be correct but their accuracy is not guaranteed by the Vendor or Vendor's Agents and they do not constitute any part of a contract. It is not our Company Policy to test services and domestic appliances so we cannot verify that they are in working order. The buyer is advised to obtain verification from their Solicitor or Surveyor.

Ref: 18SLB012503132 HPI ©2022 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.

01344 845050





BUCKINGHAMS