



MORLEA

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THORPE GREEN

BUCKINGHAMSHIRE



# Morlea

Green Road • Thorpe Green • Surrey • TW20 8QN

£1,095,000

Freehold

A rarely available, beautifully presented single storey home providing spacious, exceptional living accommodation and occupying a mature & private plot of approximately 0.4 acres.

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| <ul style="list-style-type: none"><li>• EXCELLENT HIGH QUALITY HOME</li><li>• OUTSTANDING KITCHEN/DINING FAMILY ROOM</li><li>• LOVELY, LARGE PRIVATE GARDENS</li><li>• CLOSE TO VIRGINIA WATER SHOPS &amp; STATION</li></ul> | <ul style="list-style-type: none"><li>• FOUR DOUBLE BEDROOMS (MASTER EN SUITE)</li><li>• SEPARATE SITTING ROOM</li><li>• OPPOSITE THE VILLAGE GREEN</li><li>• AVAILABLE WITH NO ONWARD CHAIN</li></ul> |
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RECEPTION HALL • SITTING ROOM • KITCHEN/BREAKFAST/FAMILY ROOM • MASTER BEDROOM WITH EN SUITE SHOWER ROOM • THREE FURTHER DOUBLE BEDROOMS • FAMILY BATHROOM • UTILITY ROOM, DRIVEWAY ACCESSED VIA ELECTRONICALLY OPERATED GATES • LARGE PRIVATE MATURE GARDEN • SUMMERHOUSE

## Description

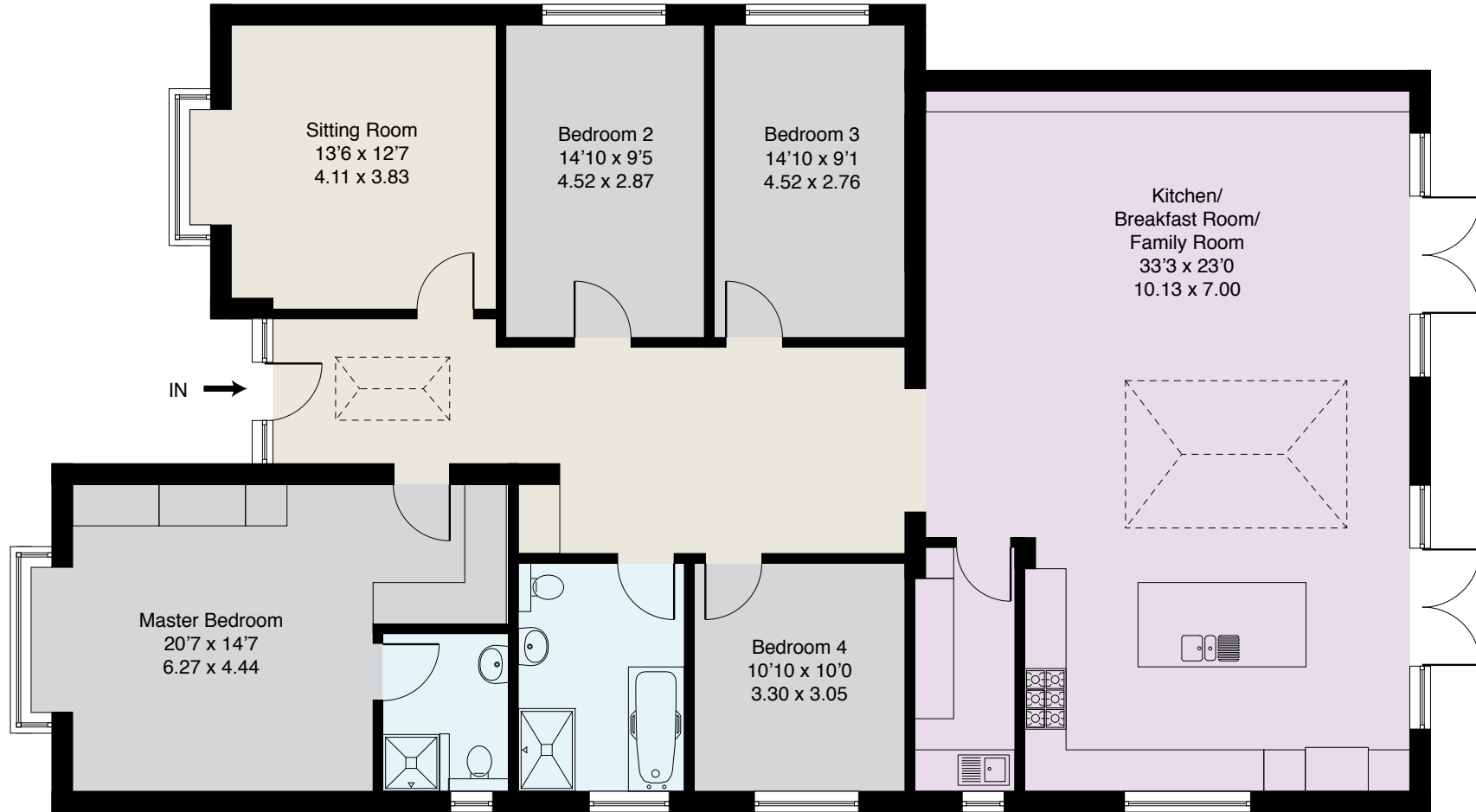
Morlea is a most attractive, contemporary Tudor style home boasting stunning, well planned living accommodation on one level. The property has been finished to a high specification throughout including a full width kitchen/breakfast/family room with orangery style roof light and French doors ensuring the room is flooded with light, two impressive & modern bath/showers rooms and four full double bedrooms. The garden benefits from a large entertaining patio area & summerhouse and stretches down to the bank of the River Bourne.

## Directions

From our offices on Station Approach, Virginia Water turn right onto Christchurch Road. Proceed straight across the traffic lights onto Sandhills Road, follow the road down the hill and after passing the Rose & Crown Public House and the green on the left hand side, Morlea will be found further along on the right hand side.

Approximate Gross Internal Floor Area :

Total 192 sq m / 2071 sq ft



EPC: C75.

**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: Mb012204221 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.

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