



6 ASPEN COURT
VIRGINIA WATER

BUCKINGHAMS



6 Aspen Court

St Ann's Park • Virginia Water • GU25 4TD

£1,695,000

A superbly presented three storey detached family home occupying arguably the largest plot on the exclusive St Ann's Park gated development, close to the heart of the village.

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| <ul style="list-style-type: none">• OUTSTANDING COMMUNAL FACILITIES• 24 HOUR SECURITY• FIVE DOUBLE BEDROOMS• SHORT WALK TO SHOPS AND RAIL STATION | <ul style="list-style-type: none">• LARGE WALLED GARDEN• HIGHLY ADAPTABLE ACCOMMODATION• EXCELLENT KITCHEN/FAMILY ROOM• LONDON WATERLOO FROM 47 MINS |
|--|---|



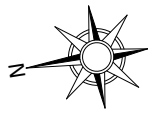
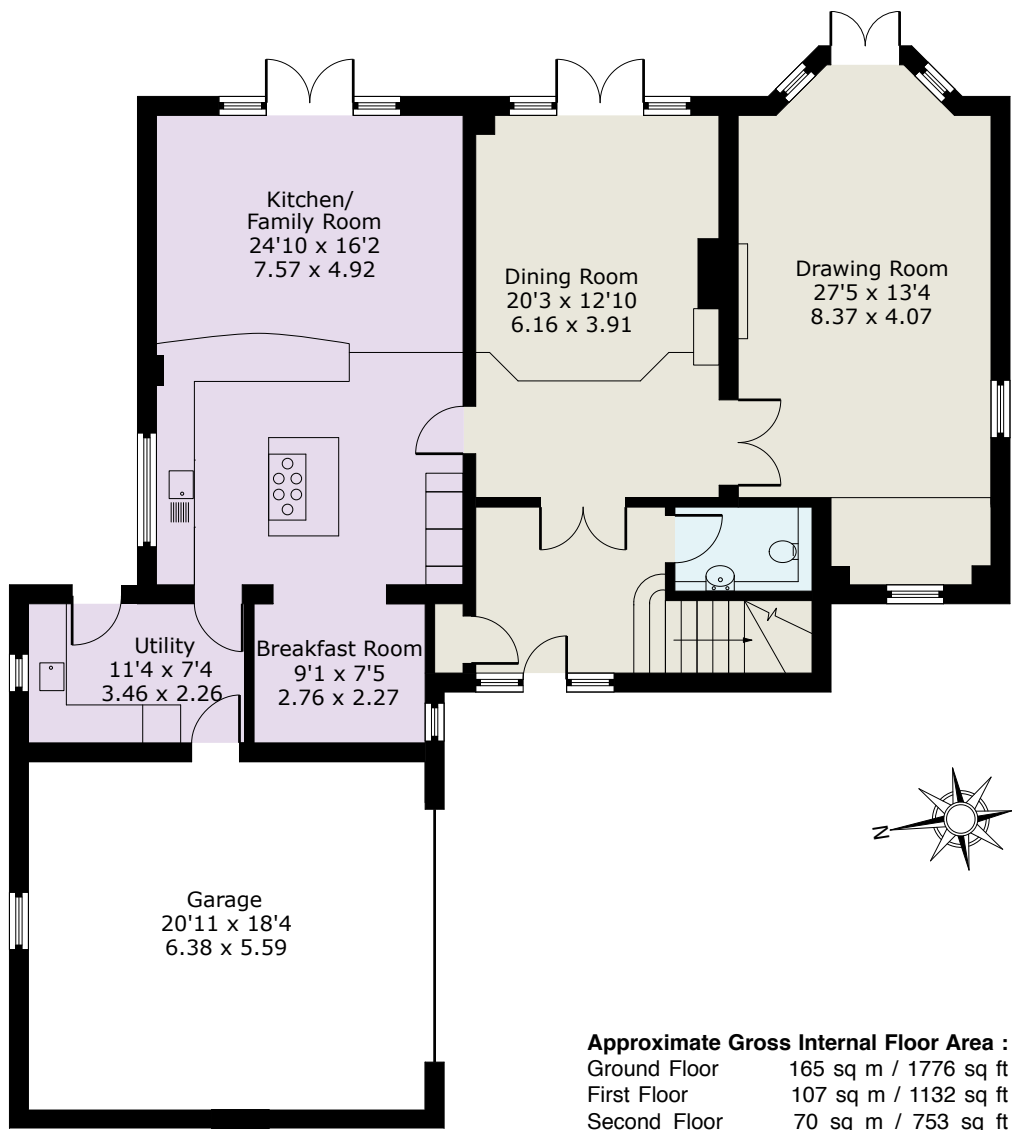
RECEPTION HALL • CLOAKROOM • DRAWING ROOM • DINING ROOM • KITCHEN/
BREAKFAST/FAMILY ROOM • MASTER BEDROOM SUITE • THREE FURTHER
BEDROOM SUITES • FIFTH BEDROOM • FAMILY BATHROOM • TOP FLOOR GAMES
ROOM/SIXTH BEDROOM • ATTACHED DOUBLE GARAGE • WALLED GARDEN

Description

6 Aspen Court is offered for sale in excellent condition throughout providing bright, adaptable family accommodation including a lovely kitchen/family room; the house enjoys a large walled garden, in a quiet location the heart of the estate and has use of the communal facilities including tennis courts, indoor swimming pool, sauna, jacuzzi, gym & childrens' playground.

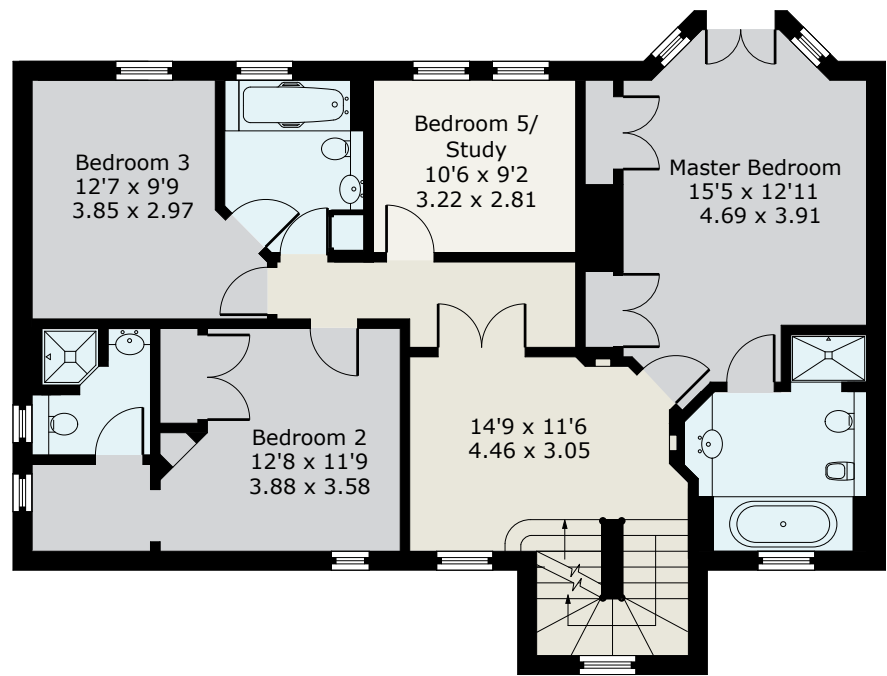
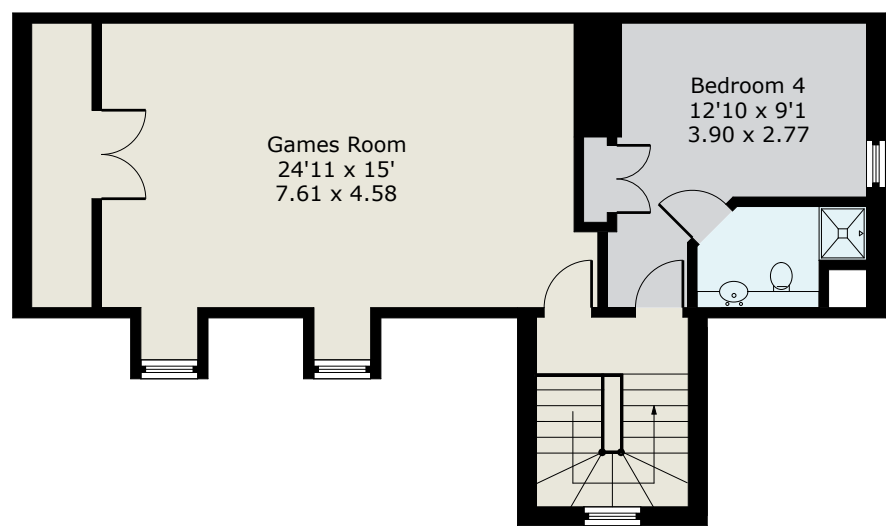
Directions

From our offices on Station Approach, Virginia Water, turn right onto Christchurch Road and at the traffic lights proceed straight across onto Sandhills Lane where the walled & gated entrance to St Ann's Park will be found shortly on the left hand side; the guards will direct you from there.



Approximate Gross Internal Floor Area :

Ground Floor	165 sq m / 1776 sq ft
First Floor	107 sq m / 1132 sq ft
Second Floor	70 sq m / 753 sq ft
Total	342 sq m / 3681 sq ft



EPC- D62.

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.

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