



FERNDALE
VIRGINIA WATER

BUCKINGHAMS



Ferndale

Gorse Hill Road • Virginia Water • Surrey • GU25 4AU

£1,395,000 Freehold



A four bedroom detached family home on the sought after Wentworth Estate enjoying South facing gardens on a plot approaching half an acre offering ample scope for extension or replacement with a substantial residence, in the heart of the village.

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| • SUPERB OPPORTUNITY | • FOUR BEDROOMS, THREE RECEPTION ROOMS |
| • PLOT MEASURING 0.433 ACRES | • SOUTH FACING REAR GARDEN |
| • IN THE CENTRE OF THE VILLAGE | • AMPLE SCOPE FOR REDEVELOPMENT |
| • ON THE WENTWORTH ESTATE | • SHOPS & RAIL STATION A SHORT STROLL |



RECEPTION HALL • CLOAKROOM • LIVING ROOM • FAMILY ROOM • DINING ROOM
• KITCHEN • MASTER BEDROOM WITH EN SUITE SHOWER ROOM • THREE FURTHER
BEDROOMS • FAMILY BATHROOM • TWO SINGLE GARAGES • SOUTH FACING REAR GARDEN

Description

Ferndale offers fantastic scope for varying family needs, whether one would be looking to extend the existing property or to replace with a substantial three storey mansion, subject to obtaining the usual planning permissions this is a blank canvas for a purchaser; the mature plot, measuring 0.433 acres, provides ample scope under Wentworth planning guidelines to create a truly impressive property.

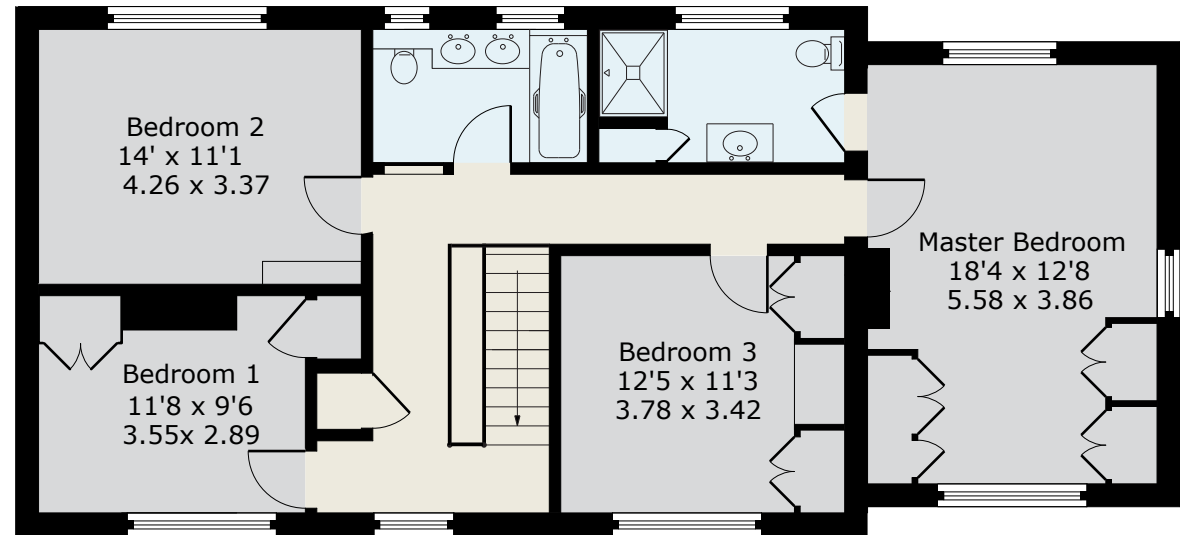
Directions

From our offices on Station Approach, Virginia Water turn left from the Abbey Road end of the Approach onto Christchurch Road, then turn first right into Gorse Hill Lane & immediately left into Gorse Hill Road; Ferndale is the second property on the left hand side.

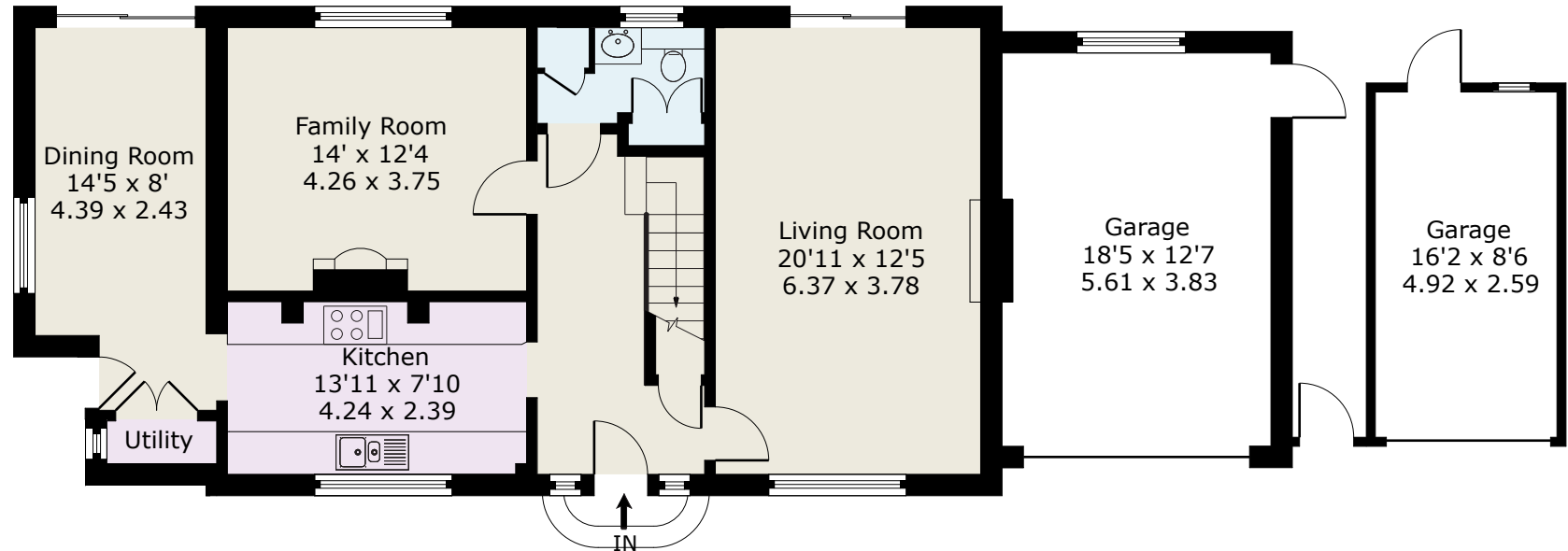
Approximate Gross Internal Floor Area :
 Ground Floor 107 sq m / 1155 sq ft
 First Floor 93 sq m / 998 sq ft
 Garage 13 sq m / 137 sq ft
Total 213 sq m / 2290 sq ft



First Floor



Ground Floor



EPC: E47.

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: FB011701122 HPI ©2020 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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