



WHITE GATES

LYNE

BUCKINGHAMS



White Gates

Lyne Lane • Lyne • Surrey • KT16 0AL

Price £1,075,000 Freehold

White Gates is a unique proposition; this property offers excellent living space with a truly impressive living/dining room plus the very large family room offers the opportunity for various uses, whether one wishes to create a large ground floor annexe (which could have its' own private courtyard garden), or would like to run their business from home.

In addition, the large detached outbuilding, which is currently designed as a recording studio but subject to any relevant planning consents could be a double garage/detached annexe or home office, gives a purchaser fantastic adaptability for whatever they require.

- IMPRESSIVE 32' X 17' DRAWING/DINING ROOM
- FAMILY ROOM WITH ANNEXE POTENTIAL
- WIDE PLOT WITH IN/OUT DRIVEWAY
- M25 (J11) - FIVE MINUTES DRIVE AWAY
- HEATED SWIMMING POOL
- SECLUDED REAR GARDEN
- MUSIC STUDIO/DOUBLE GARAGE
- GROUND FLOOR SHOWER ROOM

RECEPTION HALL • CLOAKROOM • FANTASTIC DOUBLE ASPECT DRAWING/DINING ROOM • FAMILY ROOM MEASURING 22'8 X 15'9 • LARGE GROUND FLOOR SHOWER ROOM WITH TWO FIXED SHOWER HEADS • KITCHEN/BREAKFAST ROOM • VERY LARGE UTILITY ROOM • PRINCIPAL BEDROOM WITH FULL EN-SUITE BATHROOM AND BI-FOLD DOORS TO THE FULL A WIDTH REAR BALCONY • THREE FURTHER DOUBLE BEDROOMS • FAMILY BATHROOM, HEATED SWIMMING POOL • SECLUDED REAR GARDEN • DETACHED MUSIC STUDIO/GARAGING • AMPLE DRIVEWAY PARKING FOR SEVERAL VEHICLES • SHORT DRIVE TO VIRGINIA WATER STATION SERVING READING & LONDON WATERLOO (APPROX. 48 MINUTES)

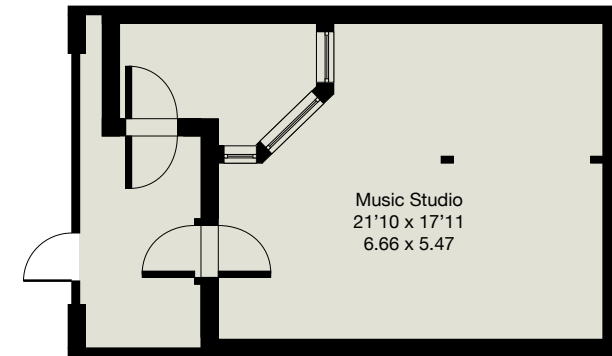
Location

Lyne is a small & attractive semi-rural village ideal for the commuter with the mainline railway station at Virginia Water only two miles distant and Junction 11 of the M25 accessible within approximately five minutes. White Gates is only five minutes walk from the local Lyne & Longcross Village Primary School and ten minutes walk from the Village Nursery. In addition, there are highly regarded state & private secondary schools within the wider vicinity.

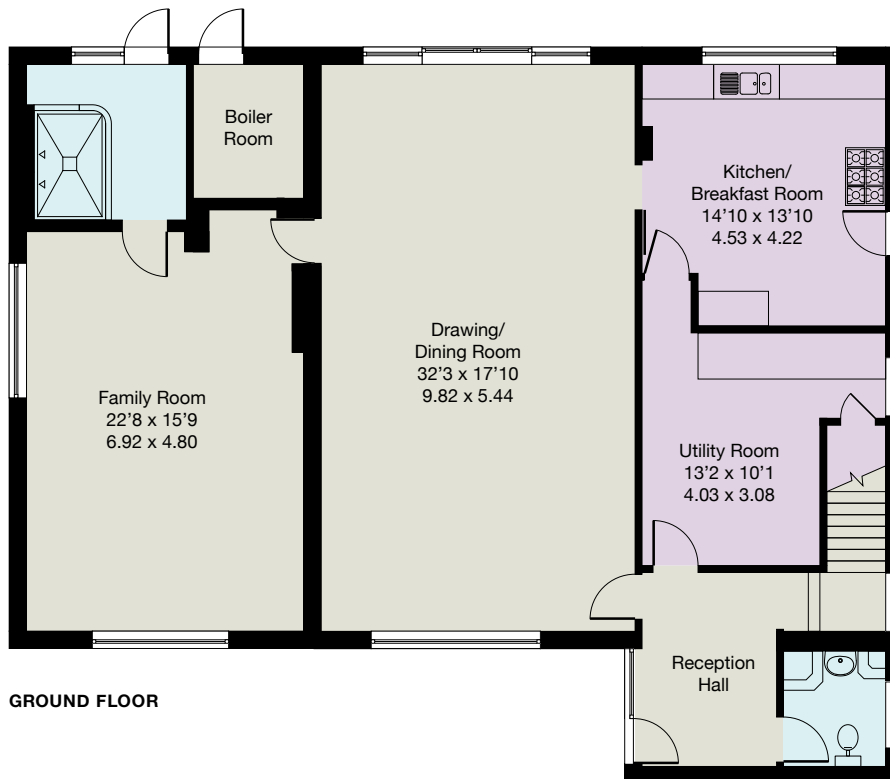
Directions

From our offices in Station Approach, Virginia Water turn right onto Christchurch Road and proceed to the traffic light crossroads. Turn right into Trumps Green Road and then take the first turning left into Bridge Lane. After approximately half a mile turn right into Lyne Lane. After about a third of a mile and after passing the turning into Almnors Road, White Gates will be found approximately 100 yards along on the left hand side.

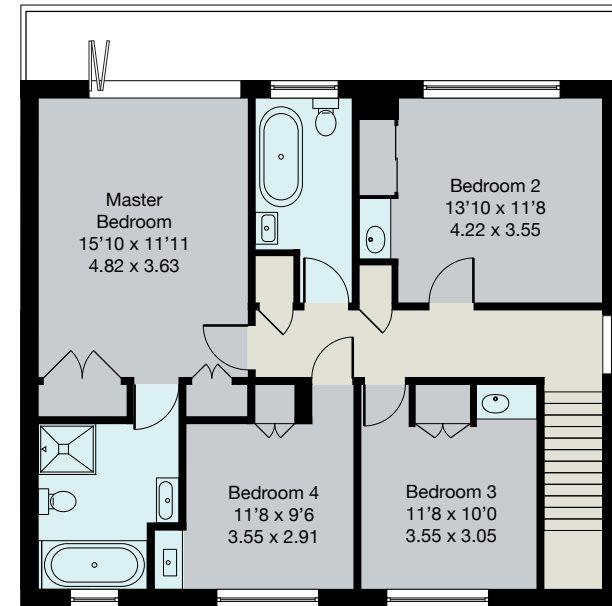
Approximate Gross Internal Floor Area :
 Ground Floor 155.78 sq m / 1677 sq ft
 First Floor 82.93 sq m / 893 sq ft
 Music Studio 49.58 sq m / 534 sq ft
Total 288.29 sq m / 3104 sq ft



DETACHED MUSIC STUDIO



GROUND FLOOR



FIRST FLOOR

EPC: D61.

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: WGB010705213 HPI ©2021 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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