



CHANTRY'S  
VIRGINIA WATER

BUCKINGHAMS



# Chantrys

Knowle Grove Close • Virginia Water • Surrey • GU25 4HY

Price Guide £1,275,000  
Freehold

A five bedroom detached family home originally constructed in 1956 enjoying a South Easterly backing plot measuring in excess of a third of an acre. The property would now benefit from modernisation and is an excellent proposition for a purchaser seeking an extension and/or refurbishment project within a favourable location.

- |                               |  |
|-------------------------------|--|
| • FIVE BEDROOMS               | • 2400 SQ.FT OF ACCOMMODATION & GARAGING |
| • TWO BATHROOMS               | • SOUTH EASTERLY ASPECT REAR GARDEN      |
| • IN/OUT DRIVEWAY             | • LARGE PLOT MEASURING 0.347 ACRE        |
| • ATTRACTIVE SMALL CUL-DE-SAC | • M3/M25 MOTORWAYS – 10 MINUTES DRIVE    |

ENTRANCE HALL • CLOAKROOM • DOUBLE ASPECT LIVING ROOM WITH FIREPLACE • DINING ROOM WITH WIDE BAY WINDOW • KITCHEN/BREAKFAST ROOM • UTILITY ROOM • MASTER BEDROOM WITH EN-SUITE BATHROOM • FOUR FURTHER BEDROOMS • FAMILY BATHROOM • TWO SEPARATE GARAGES • IN/OUT DRIVEWAY • LARGE SOUTH EASTERLY ASPECT REAR GARDEN

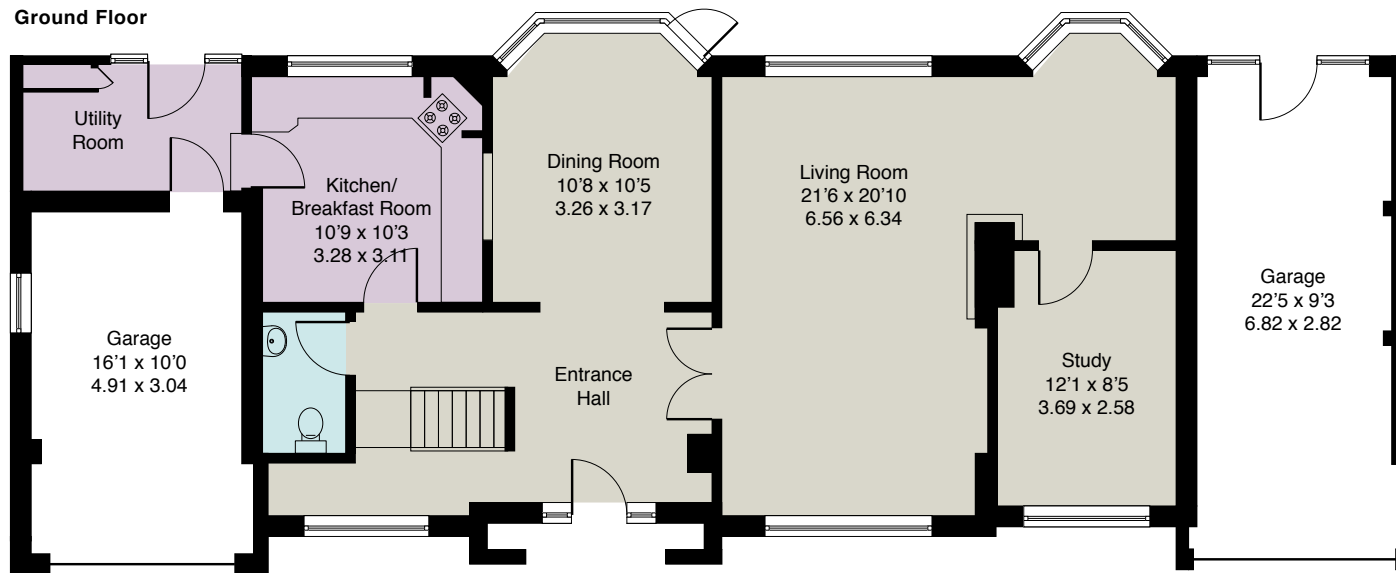
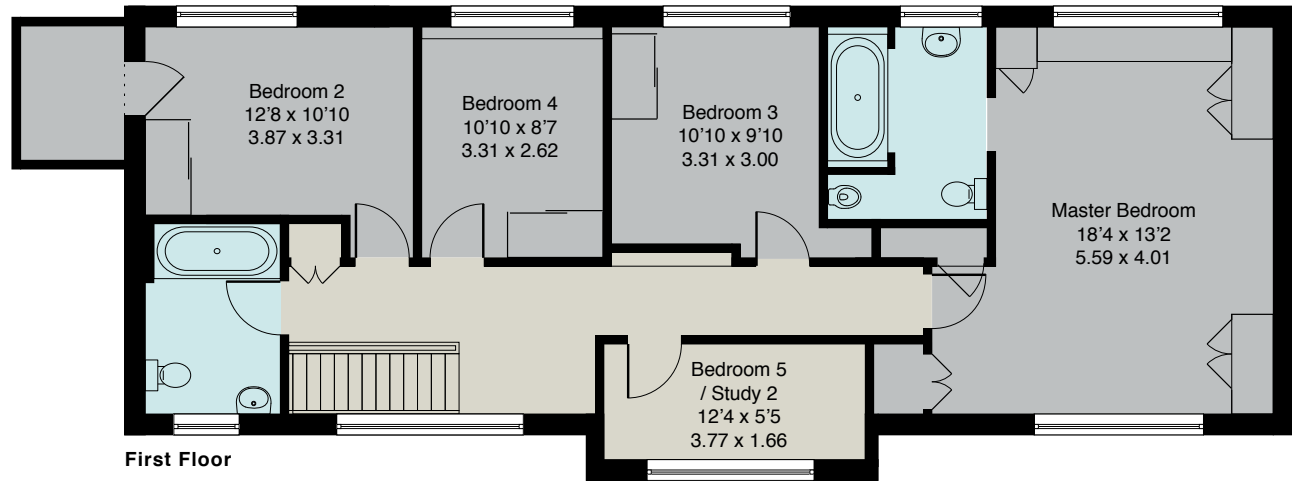
## Description

Chantrys was originally constructed in 1956 and this is the first time the property has come onto the open market for sale. In 1983 the original four bedroom property was extended to create an additional Master Bedroom Suite, larger Living Room, Study and second garage and is now an ideal proposition to be extended & refurbished to create a larger modern family home in an attractive & favourable location within approximately 15 minutes walk from Virginia Water village centre and mainline railway station serving both Reading and London Waterloo (44 minutes).

## Directions

From our offices in Station Approach, Virginia Water turn right onto Christchurch Road and proceed to the traffic light crossroads by Virginia Water railway station. Turn right into Trumps Green Road and proceed under the two bridges and past the parade of shops on the right hand side. Continue up and over the hill and after passing the turning into Knowle Grove take the next turning left into Knowle Grove Close whereupon Chantrys is the third house along on the left hand side.

**Approximate Gross Internal Floor Area :**  
 Ground Floor 129.78 sq m / 1397 sq ft  
 First Floor 93.37 sq m / 1005 sq ft  
**Total 223.15 sq m / 2402 sq ft**



EPC: E52.

**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: CB011503223 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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