



BIRCH CORNER
WENTWORTH

BUCKINGHAMS



Birch Corner

1 Badgers Hill • Virginia Water • Surrey • GU25 4SB

Freehold

A spacious detached family home with accommodation & garaging measuring over 4,200 square feet, occupying attractive secluded gardens of 0.45 acre which enjoy an almost due southerly aspect to the rear. The location is particularly favourable within a highly regarded private road on the sought after Wentworth Estate and yet is only a 10 minute walk to Virginia Water village centre with its local shops, eateries & restaurants and mainline railway station serving both London Waterloo & Reading.

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|---------------------------------|---|
| • FIVE BEDROOMS | • FOUR BATH/SHOWER ROOMS (ONE GROUND FLOOR) |
| • IMPRESSIVE MAIN BEDROOM SUITE | • SPACIOUS KITCHEN/BREAKFAST/FAMILY ROOM |
| • PRIVATE ROAD LOCATION | • POTENTIAL FOR SELF-CONTAINED ANNEXE |
| • LONDON WATERLOO - 44 MINUTES | • SOUTH BACKING PLOT MEASURING 0.45 ACRE |
| • DOUBLE WIDTH GARAGE | • POTENTIAL TO EXTEND OR RE-DEVELOP (STPP) |

WIDE RECEPTION HALL • HIGHLY IMPRESSIVE DRAWING ROOM WITH WIDE BAY WINDOW & FIREPLACE
 • DINING ROOM WITH DOUBLE DOORS TO REAR GARDEN • DOUBLE ASPECT STUDY • FABULOUS KITCHEN/BREAKFAST/FAMILY ROOM MEASURING 25' X 24' • UTILITY ROOM • MASTER BEDROOM SUITE WITH LARGE ORIEL WINDOW OVERLOOKING REAR GARDEN • BEDROOM TWO WITH SHOWER ROOM EN-SUITE • TWO FURTHER BEDROOMS AND FAMILY BATHROOM WITHIN THE MAIN HOUSE • ANNEXE BEDROOM FIVE/GAMES ROOM WITH BALCONY ABOVE DOUBLE WIDTH GARAGE • ANNEXE GROUND FLOOR BATHROOM • GATED DRIVEWAY • SECLUDED SOUTH FACING REAR GARDEN

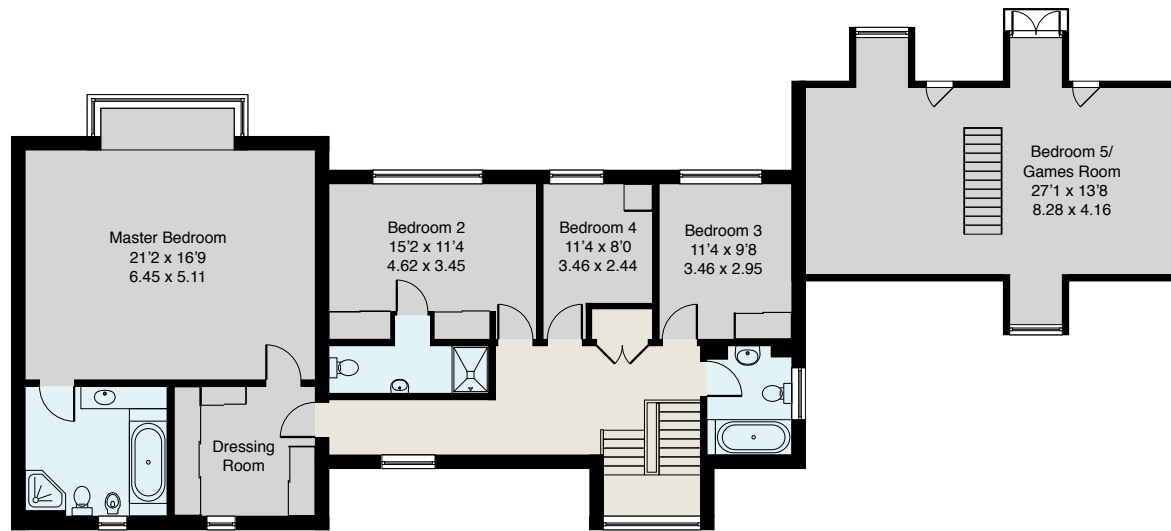
Description

Birch Corner is a spacious detached family home occupying a mature secluded plot of 0.45 acre benefitting from an almost due southerly aspect. The current layout of the accommodation would easily lend itself to providing a separate self-contained annexe or home office suite if required and in addition there is excellent scope to considerably increase the size of the current property overall. Alternatively, a purchaser may wish to completely re-develop the site and construct a substantial new build mansion within this particularly sought after private road conveniently located only a few minutes' walk from the Wentworth Clubhouse, the centre of Virginia Water village and the mainline railway station serving London Waterloo.

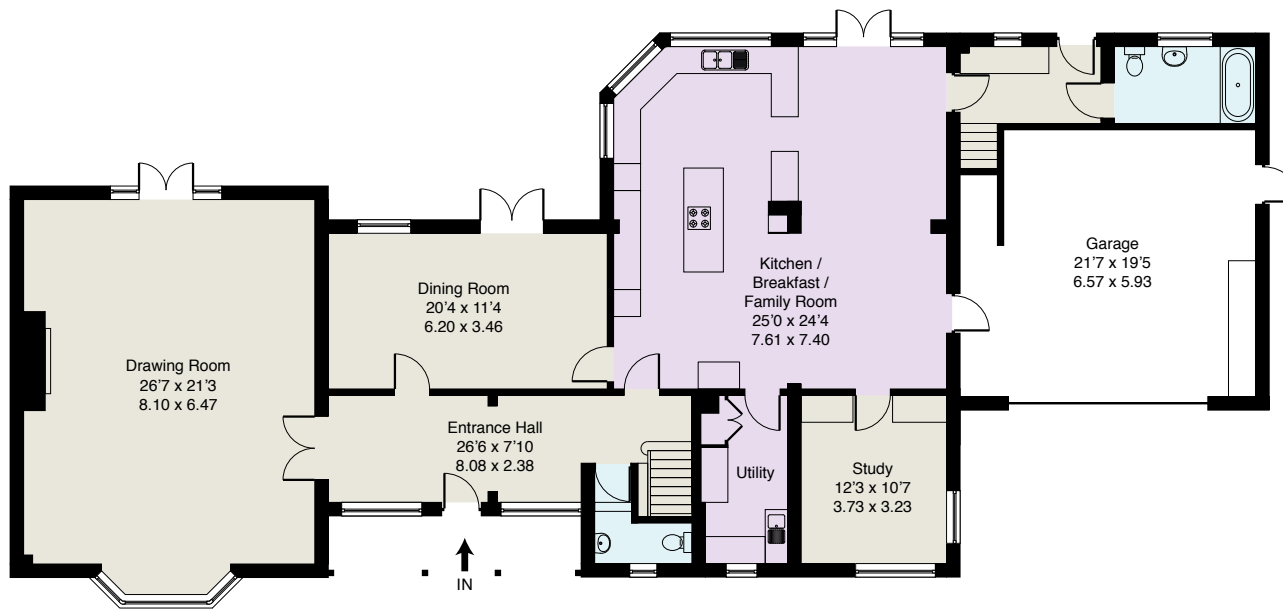
Directions

From our offices in Station Approach, Virginia Water turn left onto Christchurch Road and proceed to the roundabout. Take the first exit left into Wellington Avenue and then after approximately 400 yards turn left into Abbots Drive. Having passed through the Wentworth Estate entrance barrier, Birch Corner will be found about 200 yards along on the right hand side just before the turning into Badgers Hill.

Approximate Gross Internal Floor Area :
 Ground Floor 231.98 sq m / 2497 sq ft
 First Floor 160.42 sq m / 1727 sq ft
Total 392.40 sq m / 4224 sq ft



First Floor



Ground Floor



EPC: C69.

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: 15TGB011711223 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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BUCKINGHAMS