



16 GORSE HILL LANE

WENTWORTH ESTATE

BUCKINGHAMS



16 Gorse Hill Lane

Virginia Water • Surrey • GU25 4AJ

£2,250,000

Freehold

A beautifully presented contemporary 'eco friendly' detached family home completed in 2017 to a high specification, providing both flexible & stylish open-plan living accommodation measuring 3000 square feet. The location is particularly favourable being within a quiet private cul-de-sac on the Wentworth Estate and yet is very close to the heart of Virginia Water village.

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| <ul style="list-style-type: none">• 6 BEDROOMS WITH GROUND FLOOR BEDROOM SUITE• LIVING/DINING ROOM OPEN TO KITCHEN AREA• QUIET PRIVATE ROAD LOCATION• SECLUDED REAR GARDEN• THREE BATH/SOWER ROOMS (TWO EN-SUITE) | <ul style="list-style-type: none">• ITALIAN 'SCAVOLINI' FITTED KITCHEN• 10 YEAR 'BUILD ZONE' WARRANTY• ONLY 200 METRES FROM VILLAGE CENTRE• LONDON WATERLOO 44 MINUTES• 'INTERNORM' TRIPLE GLAZED WINDOWS |
|---|---|

OPEN-PLAN RECEPTION HALL WITH FIRST FLOOR GALLERY • 40' LIVING/DINING/KITCHEN AREA FEATURING WIDE SLIDING GLAZED DOORS TO REAR SUN TERRACE • COMPREHENSIVELY EQUIPPED 'SCAVOLINI' KITCHEN WITH 'SIEMENS' APPLIANCES • UTILITY ROOM • STUDY • GROUND FLOOR BEDROOM SUITE • GALLERIED FIRST FLOOR • MASTER BEDROOM SUITE INCLUDING DRESSING AREA • FOUR FURTHER FIRST FLOOR BEDROOMS • LARGE FAMILY BATHROOM • AIR SOURCE HEAT PUMP FOR HEATING & HOT WATER • UNDERFLOOR HEATING TO BOTH FLOORS • PHOTOVOLTAIC ROOF PANELS • EV CHARGER • MECHANICAL VENTILATION WITH HEAT RECOVERY SYSTEM (MVHR) • INTEGRAL GARAGE • DRIVEWAY PARKING • SECLUDED REAR GARDEN WITH SOUTHERLY ASPECT

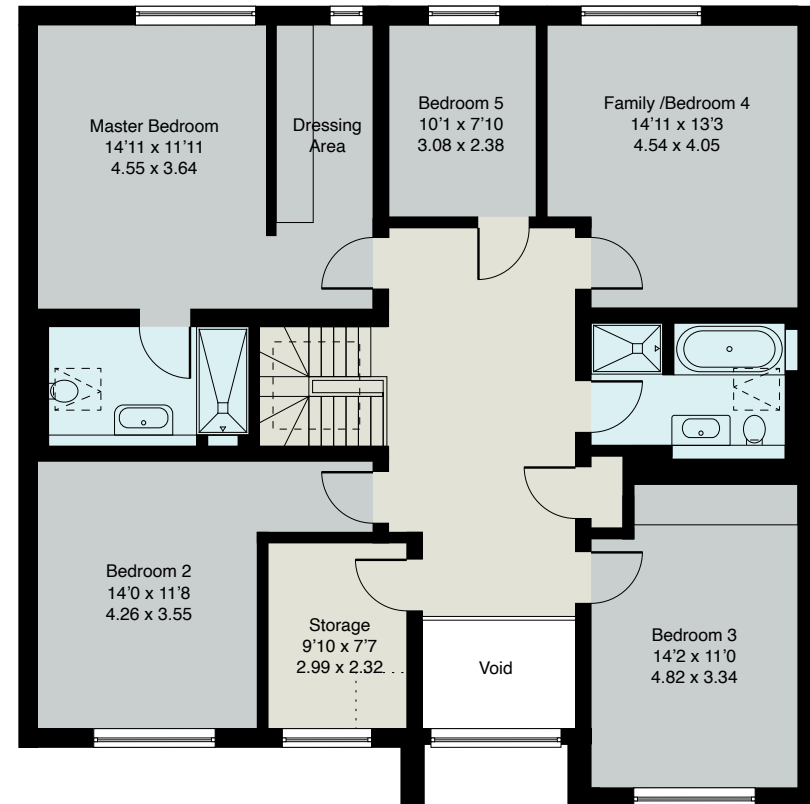
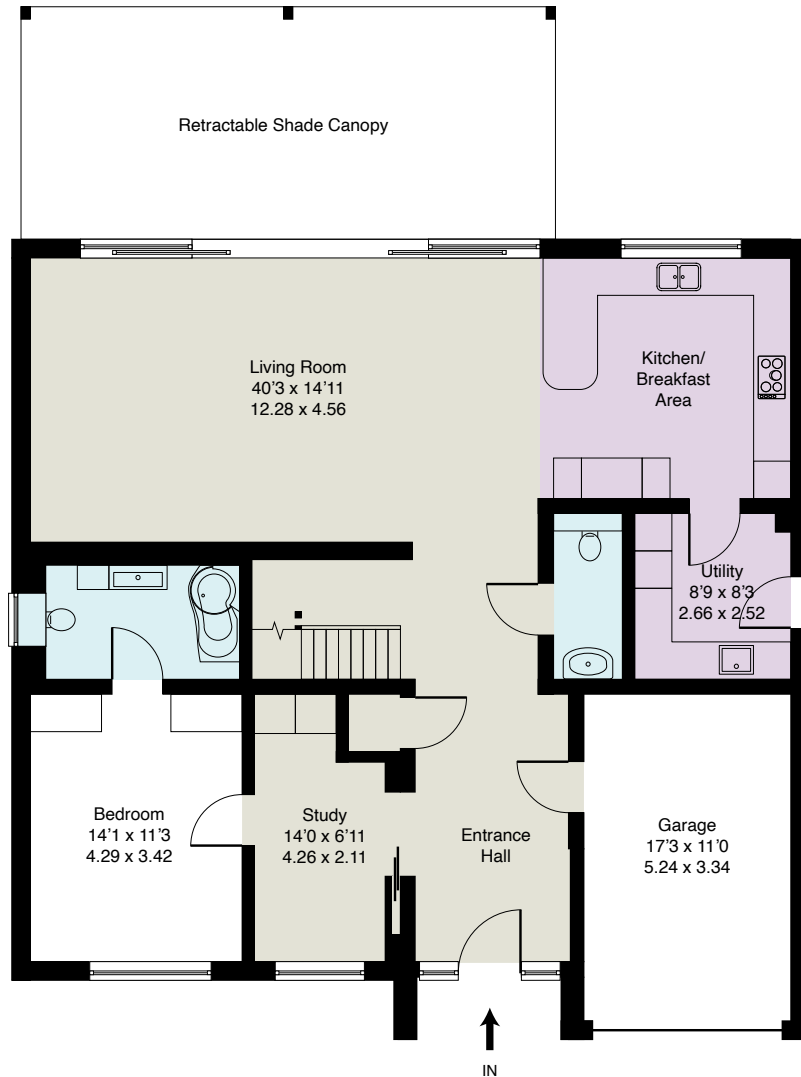
Description

16 Gorse Hill Lane is a handsome, high quality A rated 'eco friendly' family home providing 3000 square of wonderfully light & spacious open-plan living accommodation within a particularly sought after private road on the Wentworth Estate. The location is quiet and yet ultra-convenient being only 200 metres stroll from Virginia Water village centre and its variety of restaurants, day to day shops and mainline railway station serving London Waterloo. In our opinion this is a unique opportunity to secure a contemporary & stylish modern family home in the heart of the village.

Directions

From our offices in Station Approach, Virginia Water turn left at the Abbey Road end onto Christchurch Road. Turn immediately right into Gorse Hill Lane and proceed through the security barrier into the Wentworth Estate whereupon No.16 will be found a short distance along on the right hand side.

Approximate Gross Internal Floor Area :
 Ground Floor 142.02 sq m / 1529 sq ft
 First Floor 136.35 sq m / 1468 sq ft
 Total 278.37 sq m / 2997 sq ft



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: 16GHLB012807233 HPI ©2023 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.

EPC: A
 Council Tax Band H

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