



14 TROTSWORTH AVENUE

VIRGINIA WATER

BUCKINGHAMS





# 14 Trotsworth Avenue

Virginia Water • Surrey • GU25 4AL

£2,200,000 Freehold

An exceptional & unique home providing stunning open plan living space and enjoying Westerly facing landscaped rear gardens , situated in the heart of the village.

- OUTSTANDING CONTEMPORARY HOME
- FOUR DOUBLE BEDROOM SUITES
- GATED DRIVE, DOUBLE GARAGE
- LONDON WATERLOO FROM 42 MINS
- WEST FACING LANDSCAPED GARDEN, PLOT 0.414 ACRES
- EXCELLENT OPEN PLAN LIVING & ENTERTAINING SPACE
- IMPRESSIVE KITCHEN/FAMILY/DINING ROOM
- HIGHLY CONVENIENT POPULAR VILLAGE CENTRE LOCATION

VAULTED RECEPTION HALL OPEN TO DINING AREA • DOUBLE HEIGHT KITCHEN/BREAKFAST/ FAMILY ROOM WITH CENTRAL FIREPLACE • DRAWING ROOM • STUDY • CLOAKROOM • UTILITY ROOM • FOUR FULL BEDROOM SUITES • GATED DRIVEWAY TO INTEGRAL DOUBLE GARAGE WITH GAMES/STORE ROOM OVER LANDSCAPED GARDEN WITH SUMMER HOUSE

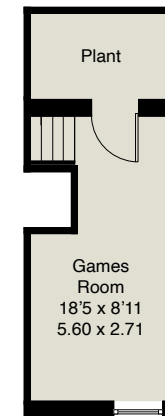
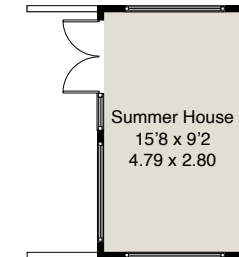
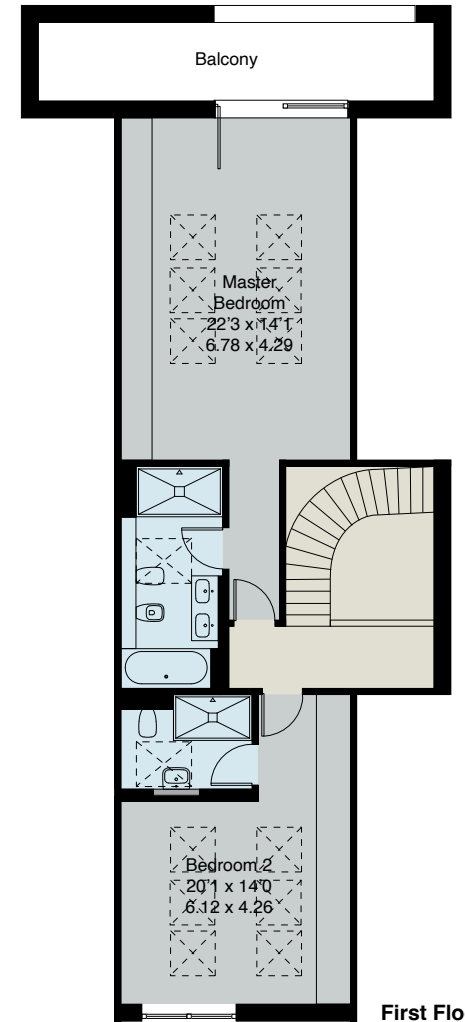
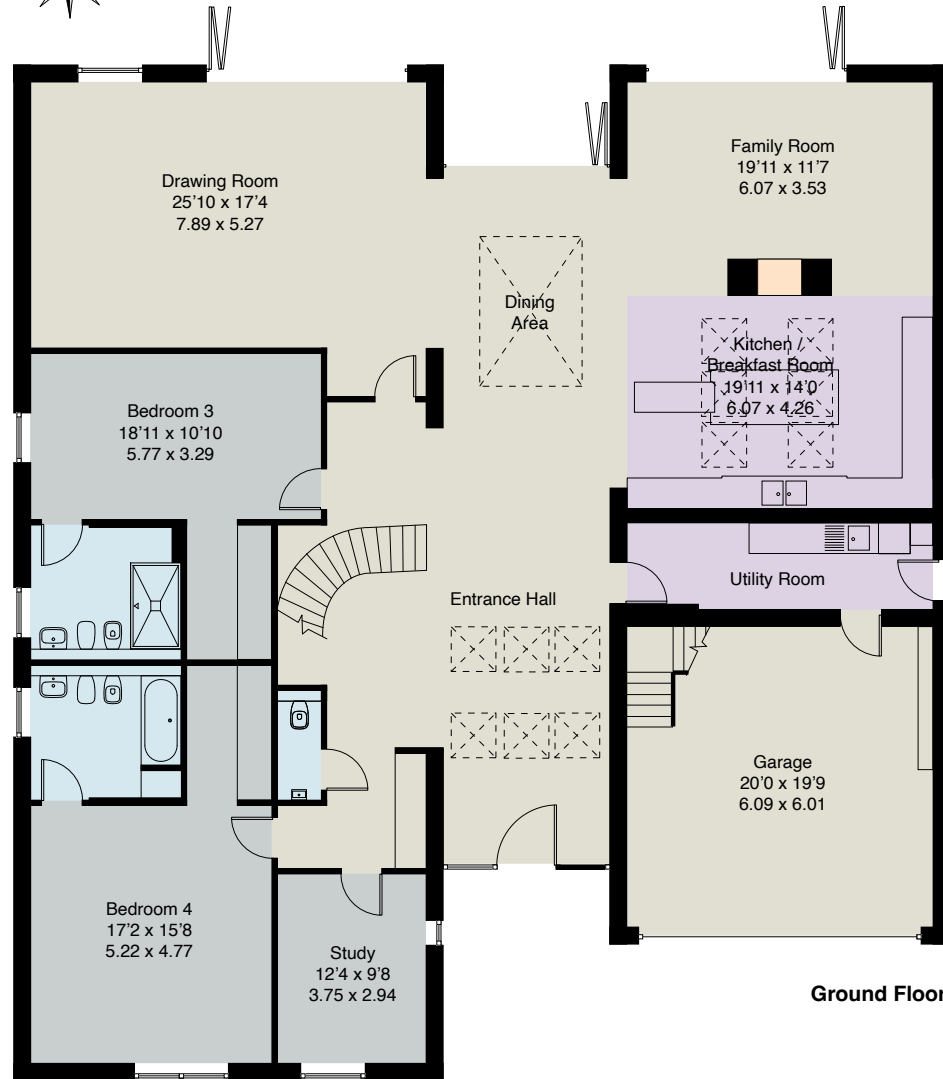
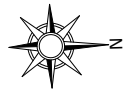
## Description

This is a superbly designed home of a very distinctive architectural style which was constructed in 2012 to provide stunning modern and bright open plan living space which was finished to a high specification throughout including underfloor central heating to both floors via air source heat pumps; the location is ideal, being situated in an extremely popular quiet residential road just a short walk from Virginia Water village centre shops, restaurants and rail station.

Properties such as this are a true rarity and we strongly recommend an internal viewing.

## Directions

From our offices on Station Approach, Virginia Water, at the Eastern end turn left onto Christchurch Road, take the first right hand turning into Gorse Hill Lane and proceed through the Wentworth Estate entrance gate which will open automatically. After a short distance up the incline turn right into Trotsworth Avenue, at the fork turn left and no.14 will be found halfway along on the left.



**First Floor**  
(Above Garage)

Approximate Gross Internal Floor Area :	
Ground Floor	312 sq m / 3353 sq ft
First Floor	98 sq m / 1050 sq ft
Summer House	13 sq m / 144 sq ft
<b>Total</b>	<b>423 sq m / 4547 sq ft</b>

EPC: C71.  
Council Tax Band H  
All Mains Services.

**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: 14TCB012908253 HPI ©2025 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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