



4 SANDY LANE  
VIRGINIA WATER

BUCKINGHAM





# 4 Sandy Lane

St. Ann's Park • Virginia Water • Surrey • GU25 4TA

£1,150,000 Freehold

A spacious townhouse providing impressive family accommodation and enjoying an open outlook over the landscaped central gardens of the Crescent within the exclusive St. Ann's Park gated development.

- |                           |  |
|---------------------------|--|
| • FOUR/FIVE BEDROOMS      | • LARGE OPEN-PLAN KITCHEN/BREAKFAST ROOM             |
| • THREE BATH/SHOWER ROOMS | • COMPREHENSIVE GYM & 2 TWO TENNIS COURTS            |
| • 2720 SQUARE FEET        | • MANNED SECURITY AT MAIN GATE                       |
| • STUDY/BEDROOM FIVE      | • CLOSE TO VILLAGE CENTRE & MAINLINE RAILWAY STATION |
| • INDOOR SWIMMING POOL    | • HEATHROW T5 ONLY 15 MINUTES' DRIVE AWAY            |
| • COUNCIL TAX BAND H      | • SERVICE CHARGE 2026 - £7,119.93                    |

SPACIOUS RECEPTION HALL • DRAWING ROOM WITH WIDE BAY WINDOW & FIREPLACE • KITCHEN/BREAKFAST/DINING ROOM • UTILITY ROOM • CONSERVATORY WITH DOUBLE DOORS TO REAR GARDEN • MASTER BEDROOM WITH BATH/SHOWER ROOM EN-SUITE • BEDROOM TWO WITH BATHROOM EN-SUITE • TWO/THREE FURTHER DOUBLE BEDROOMS • FAMILY SHOWER ROOM • INTEGRAL DOUBLE GARAGE • DRIVEWAY PARKING • ATTRACTIVE OUTLOOK • REAR GARDEN

## Description

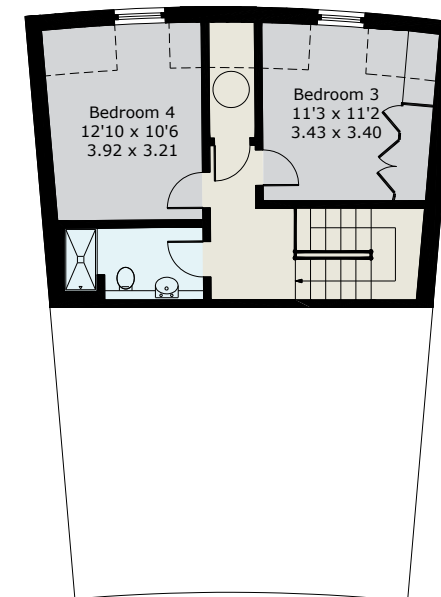
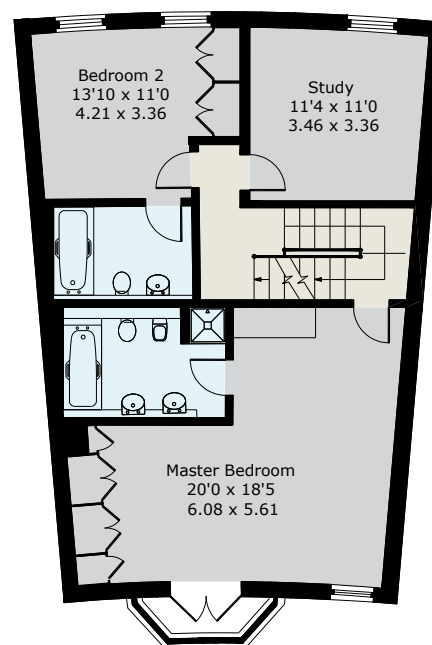
A spacious townhouse of over 2,700 square feet in a favoured position within the highly regarded St. Ann's Park - a superb gated development providing manned security at the main entrance and excellent communal facilities including an indoor swimming pool complex, gymnasium & two tennis courts.

The location is very convenient, being just a short walk to Virginia Water village shops, restaurants and mainline railway station serving London Waterloo in 44 minutes.

## Directions

From our offices in Station Approach, Virginia Water, turn right onto Christchurch Road. At the traffic light crossroads proceed straight over into Sandhills Lane and after approximately 100 yards turn left into St. Ann's Park. At the gated entrance the Security Guard will direct you to the property.

**Approximate Gross Internal Floor Area :**  
 Lower Ground Floor 43 sq m / 465 sq ft  
 Ground Floor 89 sq m / 957 sq ft  
 First Floor 79 sq m / 849 sq ft  
 Second Floor 42 sq m / 449 sq ft  
**Total 253 sq m / 2720 sq ft**



**EPC: D66.**

**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.

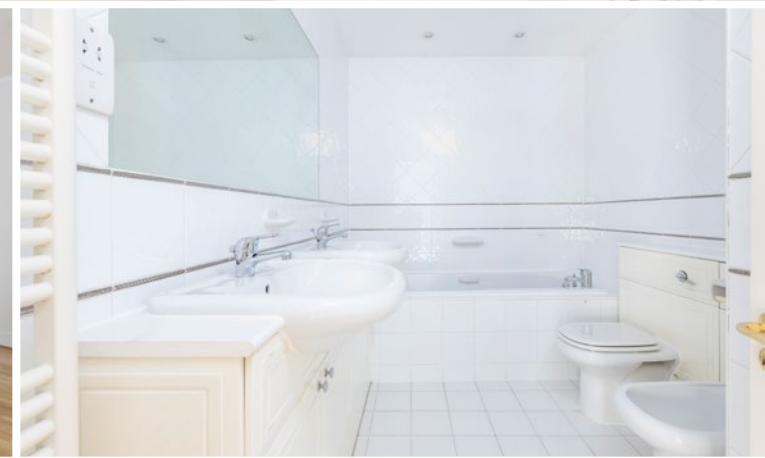
Ref: FB010810203 HPI ©2026 Not to Scale. Any Areas, measurements or distances given are maximum and approximate only, no decisions without checking should be made when reliant upon them.

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**BUCKINGHAMS**

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