



13 LIME TREE WALK

VIRGINIA WATER

BUCKINGHAMS



13 Lime Tree Walk

Virginia Water • Surrey • GU25 4SW

£1,450,000

Freehold

A very well designed four double bedroom detached family home offering excellent living space and enjoying a South West facing rear garden, on the highly sought after Virginia Park gated development.

- WELL DESIGNED DETACHED FAMILY HOME
- THREE SPACIOUS RECEPTION ROOMS
- LONDON WATERLOO FROM 42 MINUTES
- FOUR DOUBLE BEDROOMS, TWO EN SUITE
- QUIET POSITION, SOUTH WEST FACING GARDEN
- IN THE HEART OF VIRGINIA WATER VILLAGE
- 24 HR SECURITY, TENNIS COURT, INDOOR POOL, GYM
- COUNCIL TAX BAND H, 2024-5 SERVICE CHARGE £4,940

RECEPTION HALL • CLOAKROOM • DRAWING ROOM • DINING ROOM • STUDY • KITCHEN/
BREAKFAST ROOM • UTILITY ROOM • MASTER BEDROOM WITH EN SUITE BATH & SHOWER ROOM
• GUEST BEDROOM WITH EN SUITE SHOWER ROOM • TWO FURTHER DOUBLE BEDROOMS
• FAMILY BATH & SHOWER ROOM • DRIVEWAY TO INTEGRAL DOUBLE GARAGE • GARDENS

Description

Detached houses on the exclusive Virginia Park estate very rarely come to the market and in our view 13 Lime Tree Walk offers the best internal layout and arguably a superior location, with a rear garden enjoying a bright South Westerly aspect & being in a quiet cul de sac.

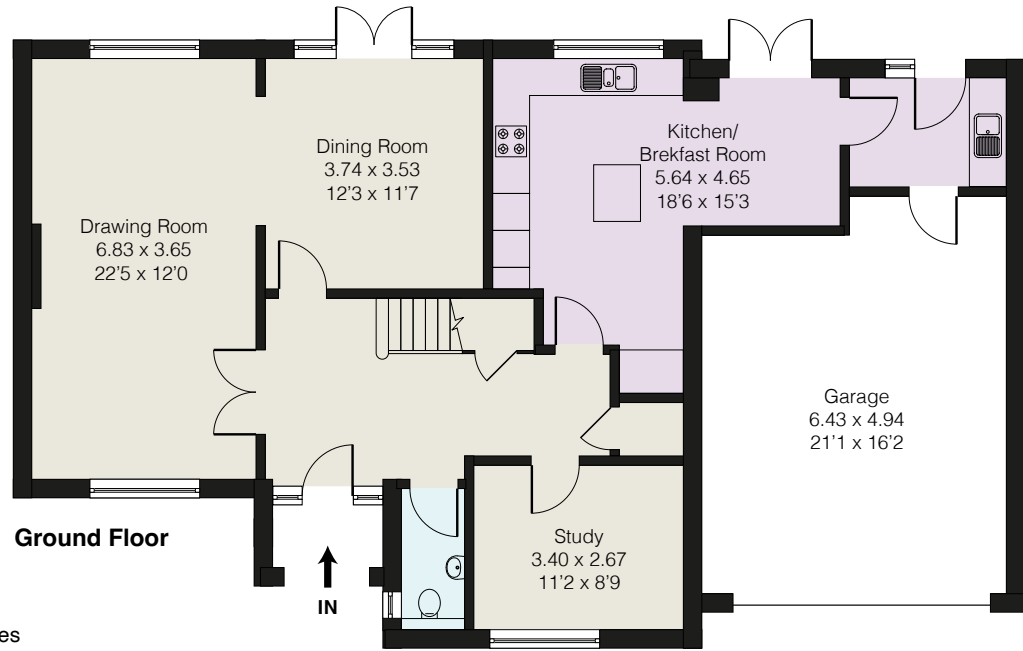
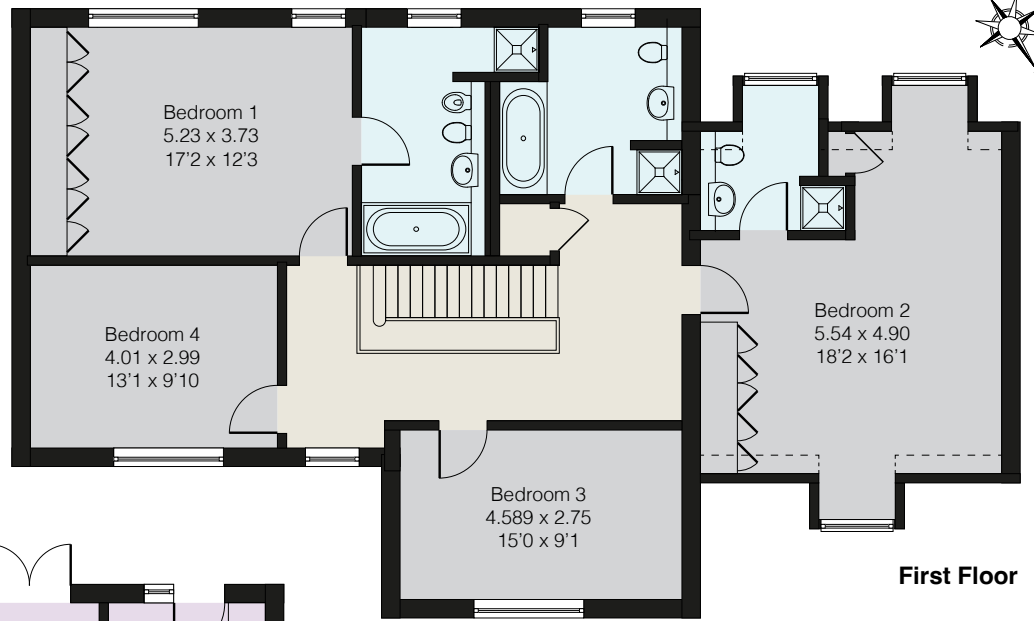
The outstanding on site communal facilities include 24 hour manned security, tennis court, indoor swimming pool, well equipped gymnasium and sports hall.

Additionally being situated in the heart of Virginia Water one is only a short walk to the village centre with its' variety of shops & restaurants plus the rail station with direct trains to London Waterloo.

Directions

From our offices on Station Approach, Virginia Water, turn right onto Christchurch Road and after crossing the rail bridge turn left into the walled & gated entrance to Virginia Park; the guards will direct you from there.

Approximate Gross Internal Floor Area :
 Ground Floor 126.88 sq m / 1,366 sq ft
 First Floor 112.40 sq m / 1,210 sq ft
Total 241.45 sq m / 2,599 sq ft



EPC: D63.
 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: 14OTCB011612243 HPI ©2024 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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