



4 ASPEN COURT

VIRGINIA WATER

BUCKINGHAMS



# 4 Aspen Court

St. Ann's Park • Virginia Water • Surrey

GU25 4TD

£1,450,000

Freehold

A very substantial detached family home providing close to 3,600 square feet of accommodation over three floors enjoying a quiet position on the sought after St. Ann's Park gated development, just a short walk to the village centre.

- SUPERBLY DESIGNED 3 STOREY DETACHED HOME
- 4 BEDROOM SUITES, 5TH BEDROOM/GAMES ROOM
- CLOSE TO VILLAGE SHOPS & RAILWAY STATION
- 2025 SERVICE CHARGE APPROX £5,555
- DRIVEWAY FOR 4 VEHICLES, DOUBLE GARAGE
- COMMUNAL TENNIS COURTS, INDOOR POOL, GYM
- GATED DEVELOPMENT, 24 HR MANNED SECURITY
- LONDON WATERLOO FROM 42 MINUTES

SPACIOUS RECEPTION HALL • CLOAKROOM • DRAWING ROOM • FAMILY ROOM WITH VAULTED CEILING • KITCHEN/DINING ROOM • LARGE UTILITY ROOM • SPACIOUS FIRST FLOOR LANDING WITH GALLERY OVERLOOKING FAMILY ROOM • MASTER BEDROOM WITH EN-SUITE BATHROOM/SHOWER ROOM • THREE FURTHER DOUBLE BEDROOM SUITES • IMPRESSIVELY SPACIOUS GAMES ROOM/BEDROOM FIVE • DOUBLE WIDTH GARAGE • SOUTHERLY ASPECT REAR GARDEN

## Description

4 Aspen Court is a very well presented home providing excellent, adaptable family accommodation on the exclusive St. Ann's Park development which provides 24 hour manned security along with superb communal facilities including a highly impressive indoor swimming pool, gym and two outdoor tennis courts. The location is particularly convenient, being only a short walk to Virginia Water village centre shops, restaurants & mainline railway station.

## Directions

From our offices in Station Approach, Virginia Water, turn right onto Christchurch Road and at the junction proceed straight over the traffic lights onto Sandhills Lane. After approximately 100 metres the walled & gated entrance to St. Ann's Park will be found on the left hand side.

**Approximate Gross Internal Floor Area :**  
 Ground Floor 165 sq m / 1780 sq ft  
 First Floor 98 sq m / 1055 sq ft  
 Second Floor 70 sq m / 757 sq ft  
**Total 333 sq m / 3592 sq ft**

**Ground Floor**



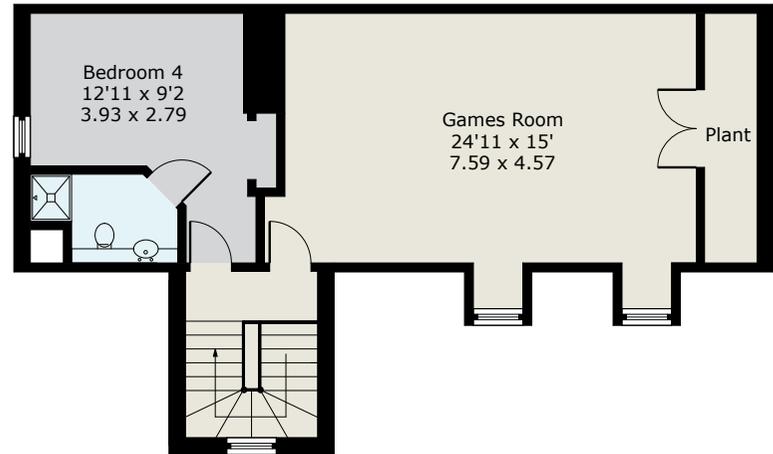
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 ALL MAIN SERVICES.  
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**Important Notice**

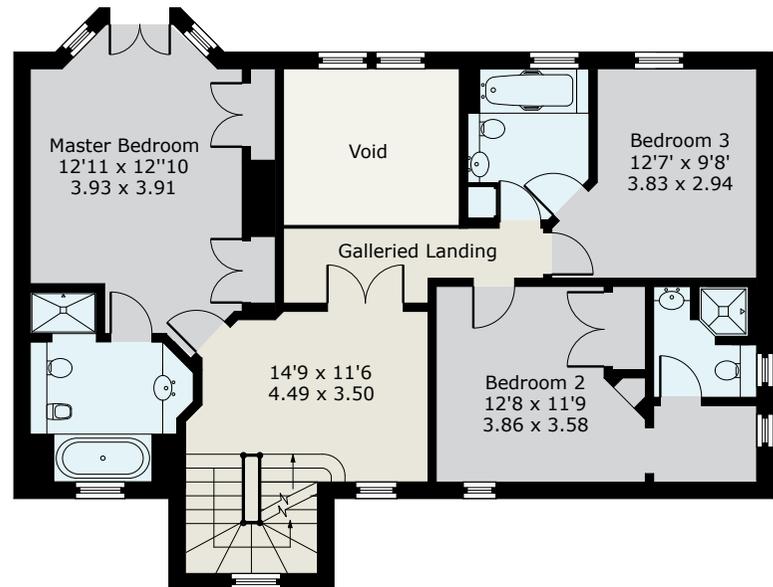
These particulars and measurements are believed to be correct but their accuracy is not guaranteed by the Vendor or Vendor's Agents and they do not constitute any part of a contract. It is not our Company Policy to test services and domestic appliances so we cannot verify that they are in working order. The buyer is advised to obtain verification from their Solicitor or Surveyor.

Ref: 4ACB012609142 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.

**Second Floor**



**First Floor**



01344 845050





**BUCKINGHAMS**