



CHALK HOUSE

VIRGINIA WATER

BUCKINGHAMS



# Chalk House

Christchurch Road • Virginia Water • GU25 4RW

£2,750,000 Freehold

A substantial & beautifully presented detached family home occupying neatly maintained and secluded gardens in the heart of the village with the benefit of an exceptionally spacious ground floor annexe. The location could be described as ultra convenient being only a few steps from Virginia Water's local shops, eateries & restaurants, doctor's surgery and mainline railway station serving both London Waterloo & Reading.

- FOUR DOUBLE BEDROOMS WITHIN MAIN HOUSE
- THREE BATH/SHOWER ROOMS (TWO EN-SUITE)
- HIGHLY IMPRESSIVE GROUND FLOOR ANNEXE
- SECLUDED GARDENS OF 0.37 OF AN ACRE
- ULTRA CONVENIENT LOCATION
- STONE'S THROW TO VILLAGE CENTRE
- 500 METRES FROM RAILWAY STATION
- LONDON WATERLOO - 44 MINUTES

**MAIN HOUSE ACCOMMODATION:** SPACIOUS RECEPTION HALL • CLOAKROOM • LARGE LIVING ROOM WITH FIREPLACE • DINING ROOM • SNUG/TV ROOM • KITCHEN OPEN-PLAN TO BREAKFAST/FAMILY ROOM • UTILITY ROOM • BOOT ROOM • SIZEABLE MAIN BEDROOM SUITE WITH DRESSING ROOM • THREE FURTHER DOUBLE BEDROOMS (ONE EN-SUITE) • FAMILY BATHROOM • LARGE ATTACHED DOUBLE WIDTH GARAGE • DRIVEWAY PARKING FOR SEVERAL VEHICLES • SECLUDED GROUNDS •

**GROUND FLOOR ANNEXE:** COMPRISING LIVING/DINING ROOM (CURRENTLY UTILISED AS AN OFFICE TO THE MAIN HOUSE) • SPACIOUS KITCHEN • DOUBLE BEDROOM WITH BATHROOM EN-SUITE •

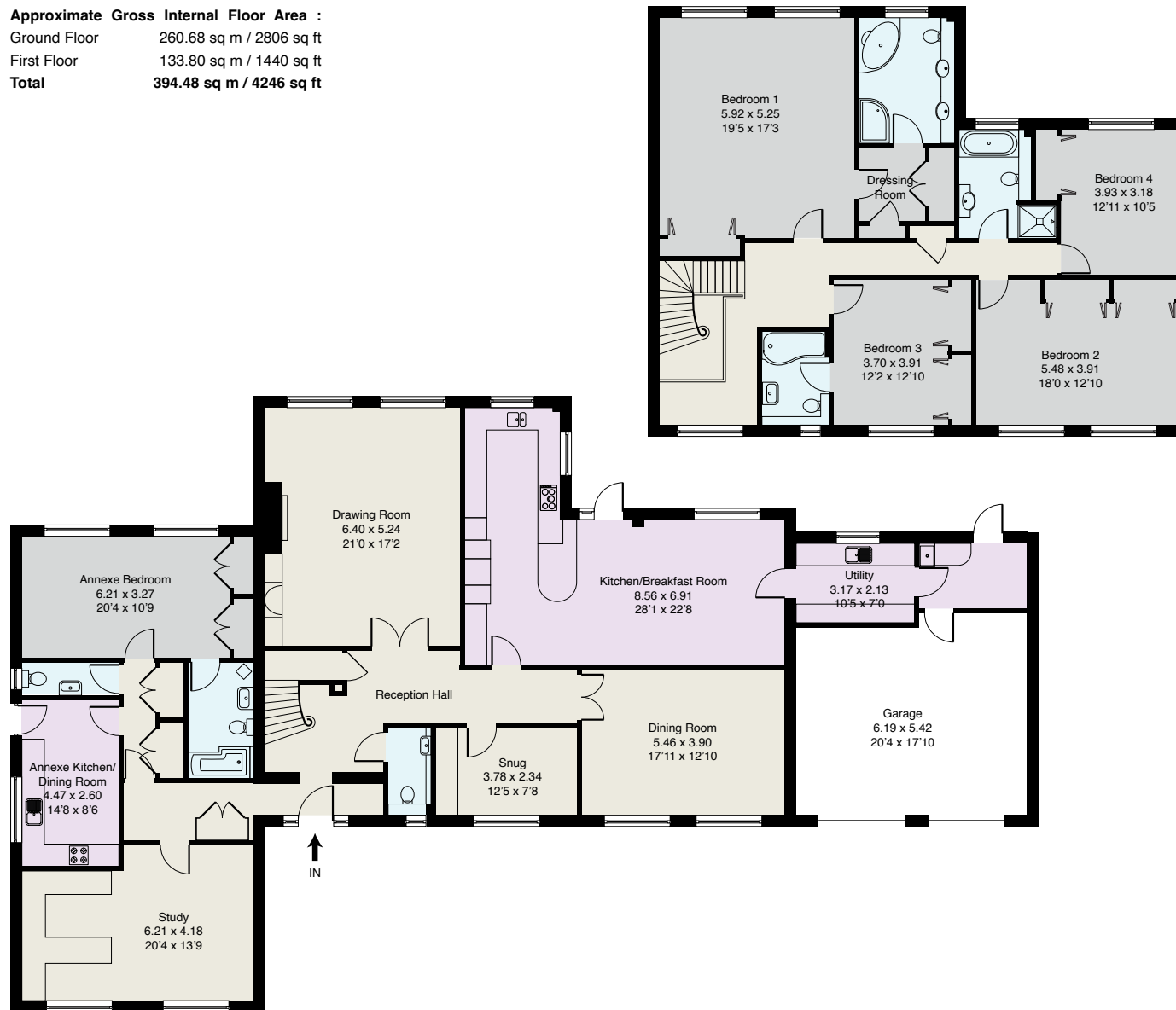
## Description

Chalk House is a superbly presented detached family home providing close to 4,250 square feet of accommodation & garaging, originally constructed during the 1980s on the edge of the particularly desirable private Wentworth Estate and only a fifteen minute stroll to Virginia Water Lake. The central village location could not be more convenient with the local doctor's surgery, shops & an excellent variety of restaurants literally just a few steps away and Virginia Water mainline railway station only 500 metres distant serving both London Waterloo (44 minutes) and Reading.

## Directions

From our offices in Station Approach, Virginia Water turn left by the doctor's surgery onto Christchurch Road in the direction of the A30 & Virginia Water Lake. Chalk House will then be found just a few yards along on the right hand side.

Approximate Gross Internal Floor Area :  
 Ground Floor 260.68 sq m / 2806 sq ft  
 First Floor 133.80 sq m / 1440 sq ft  
 Total 394.48 sq m / 4246 sq ft



EPC: D63  
 ALL MAIN SERVICES.  
 COUNCIL TAX BAND H

**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: CHB011002253 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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