



8 RIDGEWAY
VIRGINIA WATER

BUCKINGHAMS



8 Ridgeway

St Ann's Park • Virginia Water • Surrey • GU25 4TE

£1,545,000

Freehold

An impressive detached family home which has been updated to provide superb living accommodation over three floors, on the sought after St. Ann's Park gated development enjoying communal facilities including tennis courts, gym & indoor pool and located close to the village centre.

- EXCELLENT, HIGHLY SPACIOUS FAMILY HOME
- SUPERB LIVING ACCOMMODATION
- DOUBLE GARAGE, AMPLE DRIVEWAY PARKING
- LONDON WATERLOO FROM 42 MINUTES
- 4 BEDROOM SUITES, GAMES ROOM/BEDROOM 5
- LARGE OPEN PLAN KITCHEN/FAMILY ROOM
- COMMUNAL TENNIS COURTS, INDOOR POOL, GYM
- 2025 SERVICE CHARGE £5,555 APPROX

RECEPTION HALL • GUEST CLOAKROOM • FORMAL LIVING ROOM • DINING ROOM • FAMILY ROOM, KITCHEN/BREAKFAST ROOM • LARGE UTILITY ROOM • SPACIOUS FIRST FLOOR LANDING • PRINCIPAL BEDROOM SUITE INCLUDING SEPARATE DRESSING ROOM • THREE FURTHER BEDROOM SUITES • IMPRESSIVELY SPACIOUS GAMES ROOM/OFFICE/BEDROOM FIVE • ATTACHED DOUBLE GARAGE • PRIVATE REAR GARDEN

Description

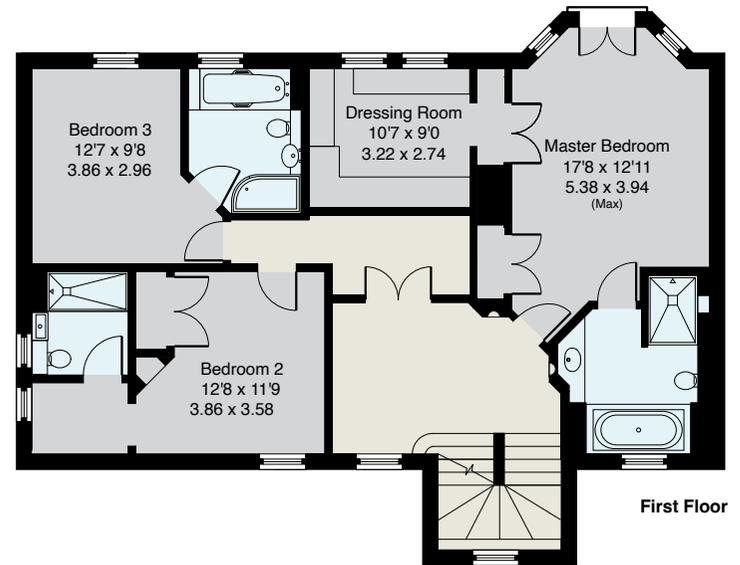
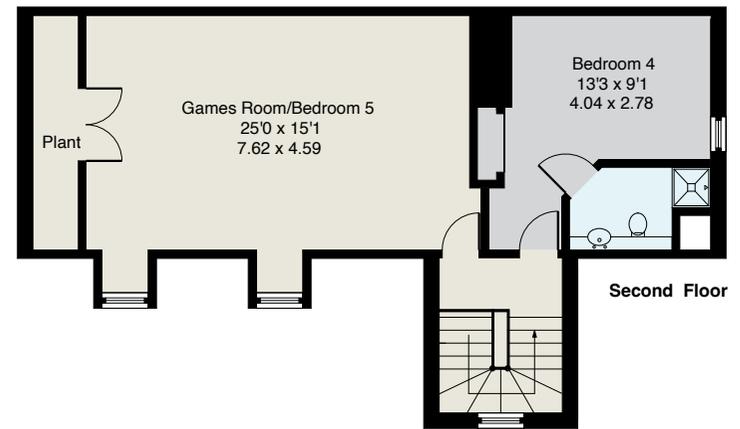
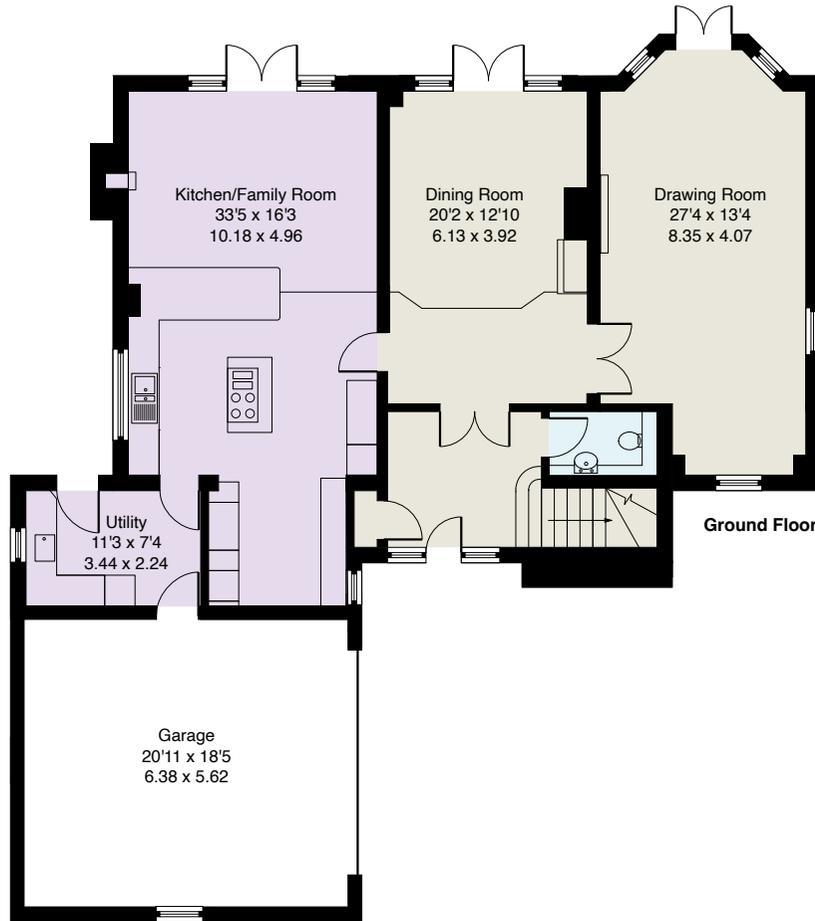
8 Ridgeway has been renovated to an excellent standard by the current owners to create a truly lovely family home; St. Ann's Park is a superb private development with 24 hour security and high quality communal facilities including an impressive indoor swimming pool, gym and two outdoor tennis courts.

The location is particularly convenient being a short walk to Virginia Water village centre with its' array of shops & restaurants plus a mainline rail station serving London Waterloo & Reading.

Directions

From our offices on 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 164.87 sq m / 1775 sq ft
 First Floor 107.65 sq m / 1159 sq ft
 Second Floor 70.97 sq m / 764 sq ft
Total 343.56 sq m / 3698 sq ft



EPC: C.70
 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: 8RB01080425 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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