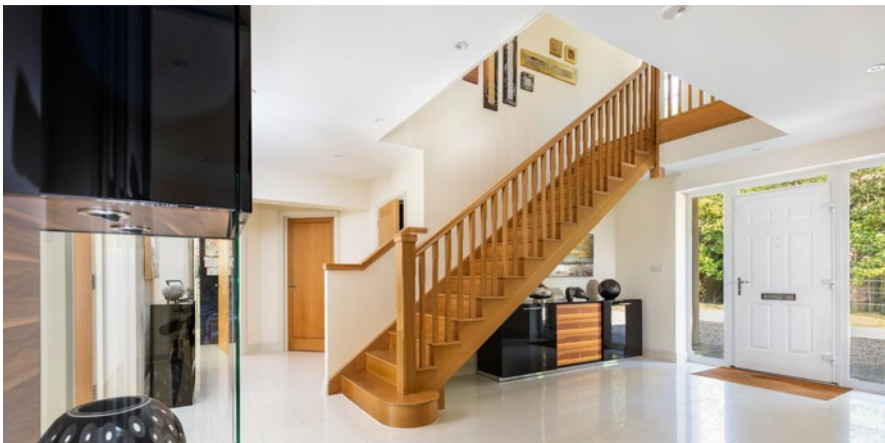




MAPLE HOUSE  
WENTWORTH

BUCKINGHAM





# Maple House

3 Virginia Drive • Virginia Water • Surrey • GU25 4RX

£2,995,000 Freehold

A handsome Georgian style home offering outstanding accommodation over three storeys & enjoying a very private plot approaching half an acre with directly South facing gardens, close to the village centre.

- |                                   |   |
|-----------------------------------|---|
| • WELL DESIGNED 3 STOREY HOME     | • 4 RECEPTION ROOMS, SUPERB KITCHEN/FAMILY ROOM |
| • SIX DOUBLE BEDROOM SUITES       | • PRIVATE PLOT MEASURING 0.43 ACRE              |
| • CLOSE TO VILLAGE & RAIL STATION | • DIRECTLY SOUTH FACING REAR GARDEN             |
| • LONDON WATERLOO FROM 42 MINS    | • 2025 WENTWORTH ESTATE CHARGE £1,307.99        |

RECEPTION HALL • CLOAKROOM • DRAWING ROOM • DINING ROOM • FAMILY ROOM • STUDY • SUPERB KITCHEN/BREAKFAST/FAMILY ROOM • UTILITY ROOM • MASTER BEDROOM SUITE • THREE FURTHER FIRST FLOOR BEDROOM SUITES • SECOND FLOOR FIFTH BEDROOM SUITE PLUS BEDROOM SIX WITH EN SUITE WC • GATED DRIVEWAY TO DETACHED DOUBLE GARAGE • PRIVATE GARDENS

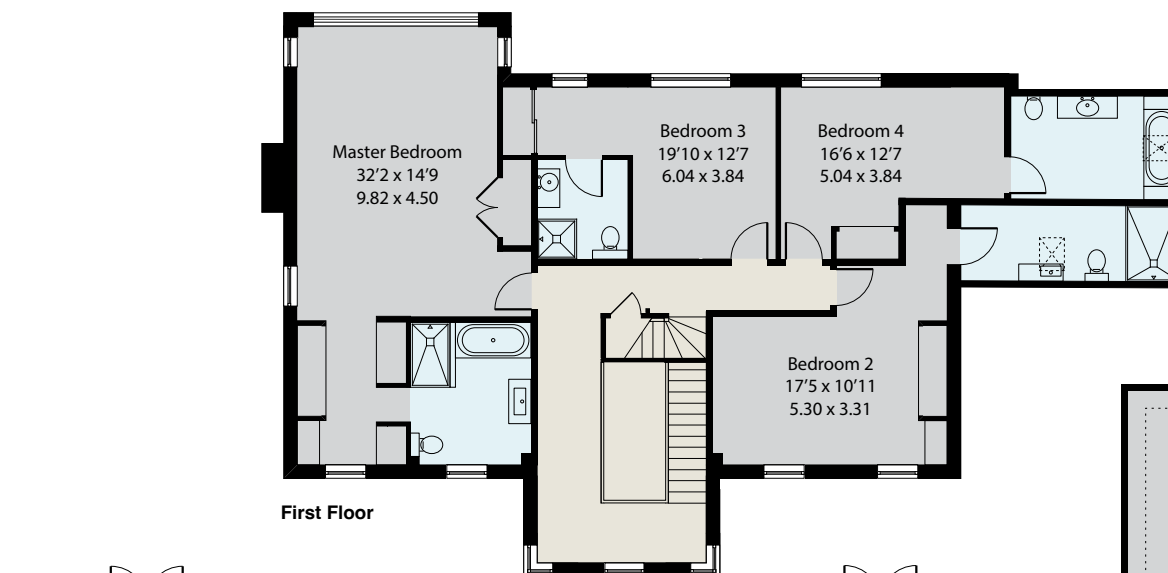
## Description

Maple House was constructed by the developers Belvedere in 2008 to an excellent specification including underfloor central heating to the concrete ground and first floors (powered via air source heat pump with a gas boiler as back-up) & solar panels; the superb internal design provides highly adaptable ground floor living and entertaining space plus spacious double bedroom suites with large en suite shower/bathrooms; the property also enjoys a very private plot which measures 0.43 acres & has the ideal orientation, with the rear garden facing directly South.

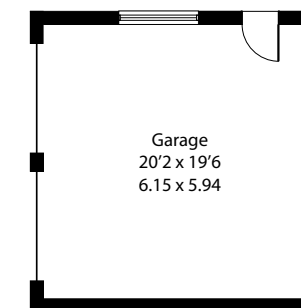
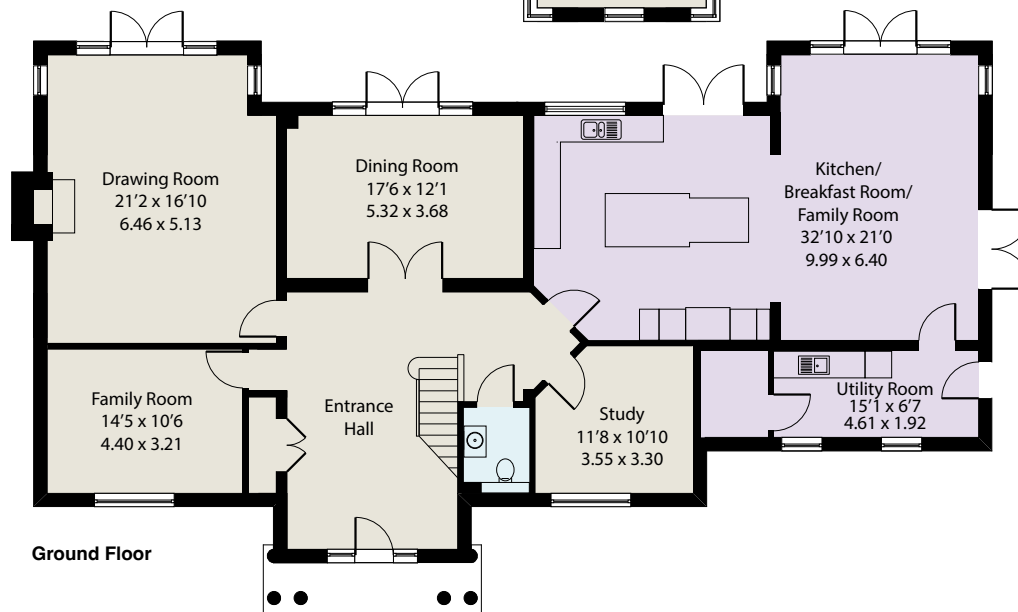
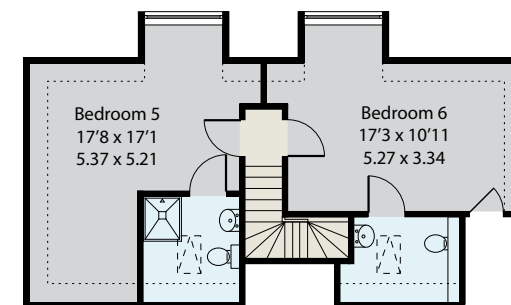
Situated on a very popular road on the Wentworth Estate, yet being only a short walk to Virginia Water village centre shops, restaurants and mainline rail station, in our opinion this property is an opportunity not to be missed.

## Directions

From our offices on Station Approach, Virginia Water, turn left onto Christchurch Road and take the second left hand turning into Virginia Drive; after passing through the security barrier the entrance to Maple House will be found immediately on the right hand side.



<b>Approximate Gross Internal Floor Area :</b>	
Ground Floor	187.79 sq m / 2021 sq ft
First Floor	160.84 sq m / 1731 sq ft
Second Floor	48.44 sq m / 521 sq ft
Garage	36.53 sq m / 393 sq ft
<b>Total</b>	<b>433.60 sq m / 4666 sq ft</b>



EPC: D.62  
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: MHB0011205253 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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