



MONTJOLI
VIRGINIA WATER

BUCKINGHAMMS



Montjoli

Oak Tree Close • Virginia Water • Surrey • GU25 4JG

£825,000

Freehold

A detached two storey home in need of complete modernisation/redevelopment, occupying a plot measuring approximately a fifth of an acre in a popular residential road.

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| • TWO STOREY HOME OF 2,397SQ.FT IN TOTAL | • FOUR BEDROOMS, FOUR RECEPTION ROOMS |
| • PRIVATE PLOT MEASURING 0.19 ACRES | • IN NEED OF COMPLETE RENOVATION |
| • POPULAR RESIDENTIAL LOCATION | • VILLAGE & STATION WITHIN WALKING DISTANCE |
| • LONDON WATERLOO FROM 42 MINS | • COUNCIL TAX BAND G, ALL MAINS SERVICES |

RECEPTION HALL • LIVING ROOM • CONSERVATORY • KITCHEN/BREAKFAST ROOM • FAMILY ROOM, STUDY • UTILITY ROOM, GROUND FLOOR DOUBLE BEDROOM & BATH/SHOWER ROOM • THREE FIRST FLOOR BEDROOMS & BATHROOM • DRIVEWAY TO DOUBLE GARAGE • GARDENS

Description

Montjoli is a large detached family home providing four bedrooms and very spacious living areas; the property is in need of complete renovation and in our view would be an ideal project, whether one wished to create ones' ideal long term family home or were looking at a total redevelopment (subject to the relevant planning consents).

The property is situated in a popular location, a quiet residential road which is close to the King George V Recreation Ground & within approximately two thirds of a mile of the village centre & rail station.

Directions

From our offices on Station Approach, Virginia Water, turn right onto Christchurch Road and after passing the rail station on the right, at the traffic lights turn right into Trumpsgreen Road. Follow the road down the hill and under the railway bridge, pass the parade of shops on the right and after cresting the brow of a small hill the left hand turn for Oak Tree Close will be found on the left, opposite the King George V recreation ground; Montjoli is a short way down on the left.

Approximate Gross Internal Floor Area :
 Ground Floor 164.56 sq m / 1771 sq ft
 First Floor 58.20 sq m / 626 sq ft
Total 222.76 sq m / 2397 sq ft



EPC: E54.
 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: MB012807253 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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