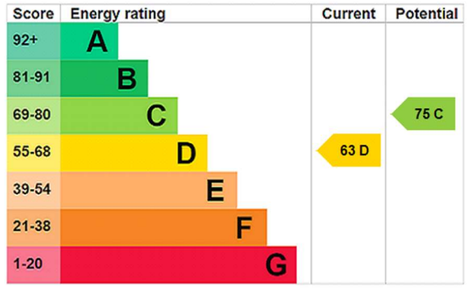



Please note that under the Consumer Protection Regulations we have endeavoured to make these particulars as reliable and accurate as possible but their accuracy is not guaranteed and they do not form part of any contract as they are prepared as a general guide. We have not carried out a detailed survey or tested any of the appliances, services or specific fittings. Room sizes should not be relied upon for carpets and furnishings. Internal photographs are intended as a guide only and it should not be assumed that any furniture/fittings are included in the sale. Where shown details of the lease, ground rent and service charge have been provided by the Vendor and their accuracy cannot be guaranteed. The buyer is advised to obtain verification from their Solicitor or Surveyor.



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# 28 Oak Tree Close, Virginia Water, Surrey, GU25 4JF

## Offers in excess of £875,000

| 3 | 2 | 1 | Yes | Yes | House | 0.8 mile |
|---|---|---|---|---|---|---|

A truly exciting opportunity to acquire this charming detached family home, ideally positioned in a sought-after location and offering an impressive combination of spacious accommodation, excellent outside space and fantastic additional facilities.

The ground floor provides a welcoming and versatile layout, comprising two generous reception rooms, with the rear reception room benefiting from doors opening directly onto the garden. There is also a well-proportioned fitted kitchen, separate utility room and convenient downstairs WC.

Upstairs, the property offers three well-sized double bedrooms and a family bathroom, providing excellent accommodation for growing families or those looking for additional space.

Externally, the property really comes into its own, boasting an approximately 100-foot rear garden offering an excellent degree of privacy and plenty of room for entertaining, relaxing and family activities. A substantial outbuilding provides a fantastic lifestyle addition, incorporating a private swimming pool and gym, creating the perfect space to exercise, unwind and entertain all year round. The property further benefits from off-street parking and a garage, adding to its practicality and appeal.

Properties offering this combination of accommodation, garden space and leisure facilities are rarely available, making this an opportunity not to be missed.

Mallard Court, 4 Clarence Street, Staines upon Thames, TW18 4SP Tel: 01784 441818

- Detached house
- Three double bedrooms
- Two reception rooms
- Kitchen
- Utility room
- Downstairs WC
- Large, enclosed garden
- Outbuilding with swimming pool and gym
- Garage
- Runnymede Council Tax Band G









Virginia Water is an attractive and highly sought-after village in Surrey, renowned for its beautiful surroundings, elegant homes and peaceful atmosphere. Set close to the impressive Virginia Water Lake and Windsor Great Park, the area offers an appealing blend of countryside living and excellent connectivity. For commuters, the area benefits from convenient rail connections, with Virginia Water station providing services towards London Waterloo and Reading.









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