



ANGLEWAYS
LYNE

BUCKINGHAMS



Angleways

212 Almnors Road • Lyne • Surrey • KT16 0BL

£1,195,000 Freehold

An extremely spacious five double bedroom detached family home offering excellent accommodation and enjoying fabulous gardens in a plot of approximately two thirds of an acre.



- SPACIOUS & HIGHLY ADAPTABLE HOME
- POTENTIAL ANNEXE SPACE
- QUIET VILLAGE LOCATION
- VIRGINIA WATER CENTRE UNDER 2 MILES
- FIVE BEDROOMS, FOUR RECEPTION ROOMS
- IN & OUT DRIVEWAY, DOUBLE GARAGE
- PLOT MEASURING 0.64 ACRES
- LONDON WATERLOO FROM 45 MINS



RECEPTION HALL • STUDY • IMPRESSIVE LIVING ROOM • DINING ROOM • FAMILY ROOM • KITCHEN/BREAKFAST ROOM • CLOAKROOM/UTILITY • GROUND FLOOR DOUBLE BEDROOM SUITE • FIRST FLOOR MASTER BEDROOM SUITE • THREE FURTHER DOUBLE BEDROOMS • FAMILY BATHROOM • IN & OUT DRIVEWAY TO DETACHED DOUBLE GARAGE • MATURE GROUNDS

Description

Angleways is a rare find; the property already offers excellent living and entertaining space plus the current owners obtained approval for further extension to create a new family room/orangery to the rear plus a ground floor annexe (planning ref: RU.16/0735); the house itself is tucked away from Almnors Road giving a great deal of privacy and the large rear garden is a delight, for those who value their space both inside & out this property is a 'must see' in our view.

Directions

From Virginia Water rail station turn right onto Christchurch Road, at the traffic lights turn right onto Trumpsgreen Road and proceed down the hill. At the bottom, turn left onto Bridge Lane, cross over the M3 motorway and take the second right hand turning into Lyne Lane. Follow the road into the village and shortly after passing the Royal Marine public house turn left into Almnors Road. Angleways, no.212, will be found some way down on the left hand side.

Approximate Gross Internal Floor Area :
 Ground Floor 167.26 sq m / 1800 sq ft
 First Floor 97.96 sq m / 1054 sq ft
 Garage 41.50 sq m / 447 sq ft
Total 306.72 sq m / 3301 sq ft



EPC: D61.

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:AB012906203 HPI ©2020 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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