



10 SANDHILLS LANE
VIRGINIA WATER

BUCKINGHAMS



10 Sandhills Lane

Virginia Water • Surrey • GU25 4BT

£565,000 Freehold

A superbly renovated and extended cottage providing high quality, adaptable accommodation and enjoying a private rear garden, a short distance to the village centre.

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| <ul style="list-style-type: none">• ATTRACTIVE HOME, EXCELLENT CONDITION• BATHROOM & SHOWER ROOM• DRIVEWAY PARKING FOR 3/4 CARS• WALKING DISTANCE TO VILLAGE CENTRE & STATION | <ul style="list-style-type: none">• THREE DOUBLE BEDROOMS• KITCHEN/DINING ROOM• REAR GARDEN WITH LARGE PATIO• LONDON WATERLOO FROM 45 MINS |
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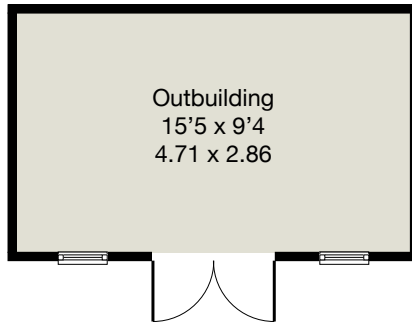
RECEPTION HALL • SITTING ROOM • KITCHEN OPEN TO DINING ROOM • TWO FIRST FLOOR DOUBLE BEDROOMS • FAMILY BATHROOM • GROUND FLOOR THIRD DOUBLE BEDROOM/STUDY • ADJACENT SHOWER ROOM • GRAVELLED DRIVEWAY • REAR GARDEN

Description

10 Sandhills Lane has been completely renovated and extended in recent years to provide a fantastic home of character; the location of the property is very good, being a short stroll to Thorpe Green recreation fields as well as being within easy walking distance of Virginia Water village centre facilities. In our view this property is a 'must see'.

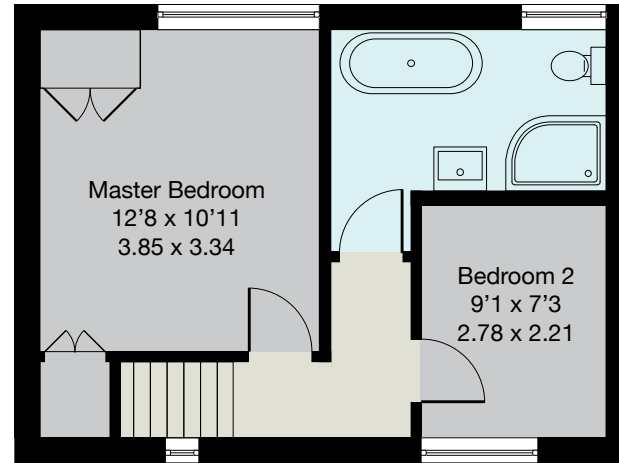
Directions

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 proceed straight across onto Sandhills Lane. Follow the road past St Anns Heath Primary School on the right, continue down the hill and follow the road around the left hand bend; the property will be found set back on the right hand side, not long before reaching The Rose & Crown Pub & Restaurant.



Approximate Gross Internal Floor Area :

Ground Floor	57.66 sq m / 621 sq ft
First Floor	32.85 sq m / 354 sq ft
Detached Outbuilding	13.47 sq m / 145 sq ft
Total	103.98 sq m / 1120 sq ft



Ground Floor

First Floor

EPC: D64.

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: 10SLB010303213 HPI ©2021 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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