



HIGHGATE HOUSE
VIRGINIA WATER

BUCKINGHAMS



Highgate House

26 Abbots Drive • Virginia Water • GU25 4SE

£2,350,000 Freehold

A truly unique Tudor style home of character enjoying a highly private mature corner plot measuring just over 0.8 acres on a highly sought after Wentworth Estate road & available with no onward chain.



- UNIQUE HOME OF CHARACTER
- SELF CONTAINED ANNEXE
- OUTSTANDING REDEVELOPMENT SCOPE
- EXTREMELY PRIVATE 0.8 ACRE PLOT
- CLOSE TO VIRGINIA WATER VILLAGE CENTRE
- FIVE BEDROOMS, FOUR BATH/SOWER ROOMS
- SUPERB WENTWORTH ESTATE LOCATION
- LONDON WATERLOO FROM 45 MINS BY RAIL

RECEPTION HALL • CLOAKROOM • DRAWING ROOM • DINING ROOM • STUDY/
LIBRARY • KITCHEN/BREAKFAST ROOM • MASTER BEDROOM WITH EN SUITE BATH
& SHOWER ROOM • SECOND BEDROOM WITH EN SUITE SHOWER ROOM • TWO
FURTHER FIRST FLOOR BEDROOMS • FAMILY BATHROOM • GROUND FLOOR GUEST
SUITE, LARGE DETACHED STUDIO ANNEXE • DOUBLE GARAGE • SUPERB GARDENS

Description

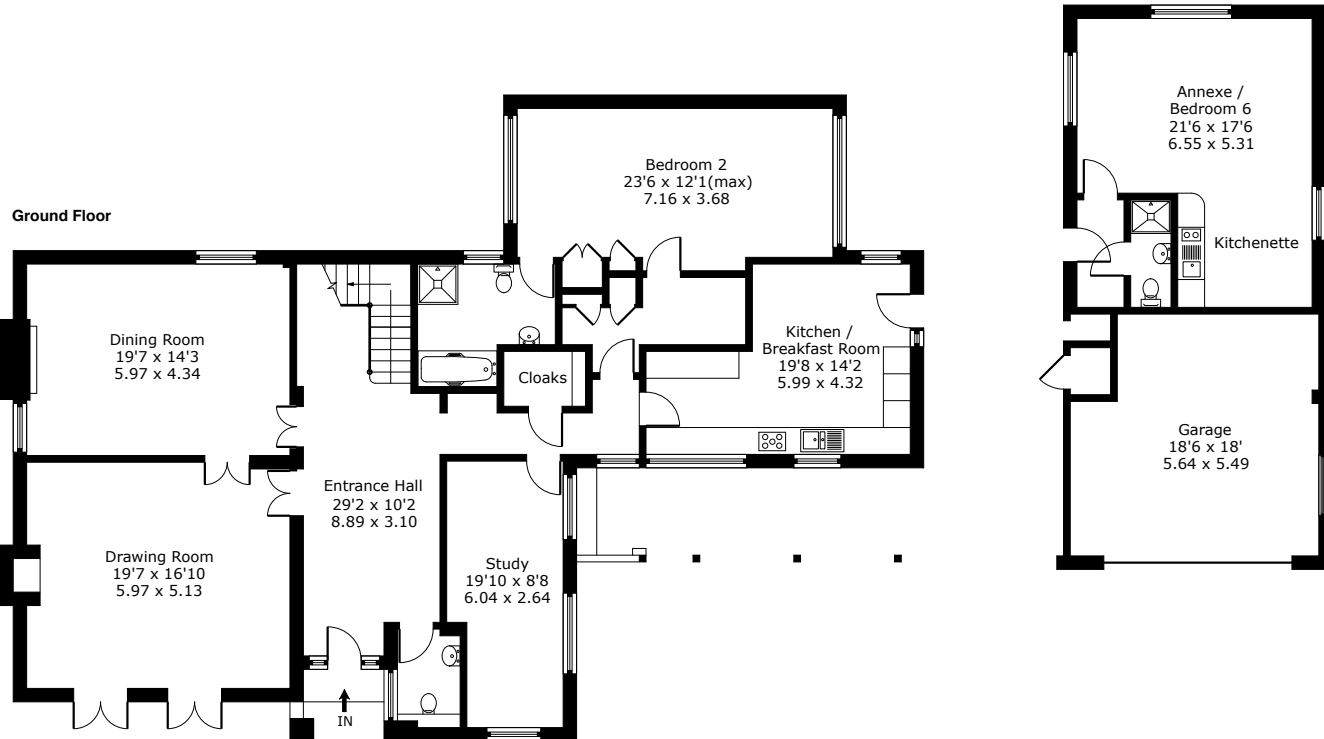
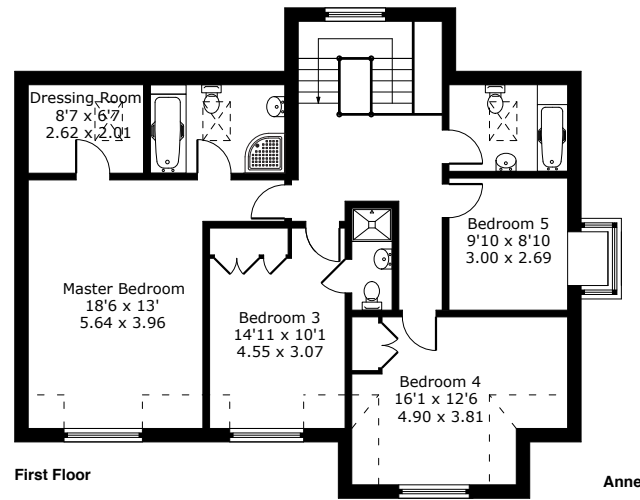
Highgate House is a very rare find; this an unusually designed, spacious & adaptable family home with the added benefit of a large separate annexe, on an outstanding plot which, due to its' shape is completely private from the gated driveway entrance, giving a superb 'sense of arrival'. The property offers incredible scope for any purchaser, providing ample opportunity for extension/alteration or complete redevelopment, indeed planning permission has previously been granted for a substantial three storey replacement dwelling (planning ref. RU.16/1865).

Directions

From our offices on Station Approach, Virginia Water, turn left onto Christchurch Road and take the second left turning into Virginia Drive to enter the Wentworth Estate. Take the first right hand turn into Abbots Drive, proceed down the long straight and when the road turns ninety degrees left proceed straight ahead to the gated entrance to Highgate House.



Approximate Gross Internal Floor Area :
 Ground Floor 179 sq m / 1928 sq ft
 First Floor 106 sq m / 1145 sq ft
 Annexe 67 sq m / 722 sq ft
Total 352 sq m / 3795 sq ft



EPC: D66.

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: FB011701122 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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