



11 SANDY LANE  
VIRGINIA WATER

**BUCKINGHAMS**



# 11 Sandy Lane

St. Ann's Park • Virginia Water  
Surrey • GU25 4TA

£1,295,000 Freehold

An exceptional townhouse offering superb family space including a fantastic extended kitchen/dining/family room, enjoying a lovely garden ideal for outdoor living & entertaining, on this exclusive gated development



- |                                      |  |
|--------------------------------------|--|
| • SUPERBLY RENOVATED & EXTENDED HOME | • OUTSTANDING KITCHEN/DINING/FAMILY ROOM |
| • 4/5 BEDROOMS, 3 BATH/SHOWER ROOMS  | • EXCELLENT GARDEN FOR ENTERTAINING      |
| • COMMUNAL POOL, GYM, TENNIS COURTS  | • GATED ESTATE/24 HOUR MANNED SECURITY   |
| • SHORT WALK TO THE VILLAGE CENTRE   | • 2026 SERVICE CHARGE £7,119.93          |

RECEPTION HALL • CLOAKROOM • DRAWING ROOM • SUPERB OPEN PLAN KITCHEN/DINING/FAMILY ROOM • UTILITY ROOM • MASTER BEDROOM SUITE • THREE FURTHER BEDROOMS PLUS STUDY/DOUBLE BEDROOM FIVE • SHOWER ROOM • DRIVEWAY TO INTEGRAL DOUBLE GARAGE • LANDSCAPED GARDEN

## Description

11 Sandy Lane is an excellent high specification home which enjoys a bright, open outlook to both front and rear aspects and a superb garden on this exclusive gated private estate; residents of St Ann's Park benefit from 24 hour security plus the use of superb on site facilities including two tennis courts and a most impressive indoor pool complex with sauna & spa plus a an excellent gymnasium which is brand new as of Spring 2025.

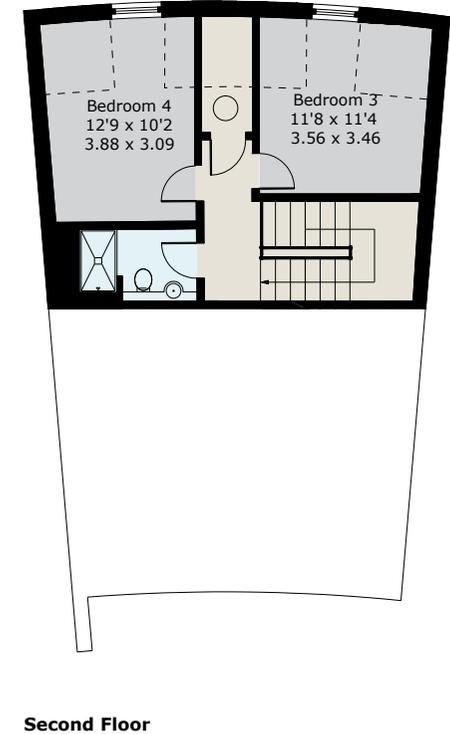
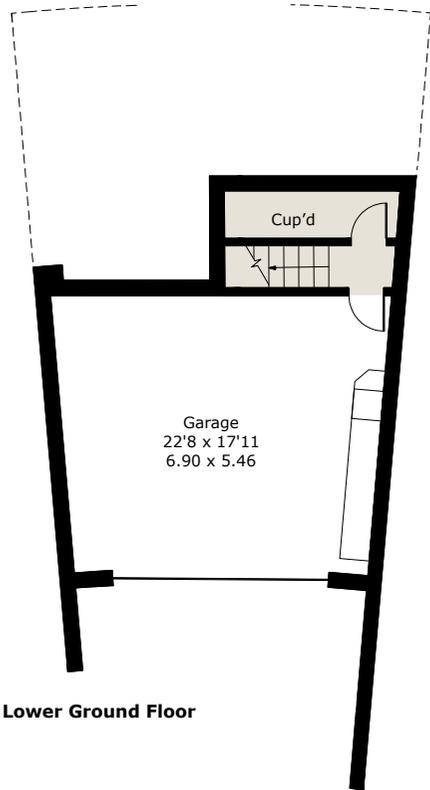
## Directions

From our offices in Station Approach, Virginia Water, turn right onto Christchurch Road and proceed to the traffic lights. Continue straight ahead onto Sandhills Lane and take the first left turning into the gated entrance to St. Ann's Park. Continue straight ahead to the crescent at the end, follow the road around and no.11 will be found on the left hand side.





**Approximate Gross Internal Floor Area :**  
Lower Ground Floor 43.54 sq m / 469 sq ft  
Ground Floor 98.50 sq m / 1060 sq ft  
First Floor 79.80 sq m / 859 sq ft  
Second Floor 43.06 sq m / 463 sq ft  
**Total 264.90 sq m / 2,851 sq ft**



COUNCIL TAX BAND H  
EPC: C77.  
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: 11SLB013007252 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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