



11 RIDGEWAY
VIRGINIA WATER

BUCKINGHAMS



11 Ridgeway

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

£1,795,000

Freehold

A substantial detached 'Gladstone' style detached family home providing over 3,600 square feet of accommodation and garaging within the sought after St. Ann's Park gated development, conveniently located close to Virginia Water village centre & mainline railway station serving London Waterloo.

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| • PRIVATE GATED DEVELOPMENT | • SPACIOUS KITCHEN & OPEN-PLAN FAMILY ROOM |
| • 4 DOUBLE BEDROOM SUITES | • PART WALLED REAR GARDEN WITH SOUTHERLY ASPECT |
| • 2ND FLOOR GAMES ROOM | • COMMUNAL SWIMMING POOL, GYM & TENNIS COURTS |
| • DOUBLE WIDTH GARAGE | • SHORT WALK TO RAILWAY STATION, SHOPS & RESTAURANTS |
| • LONDON WATERLOO – 45 MINUTES | • M25 (J13) – APPROXIMATELY 10 MINUTES |

SPACIOUS RECEPTION HALL • CLOAKROOM • TRIPLE ASPECT DRAWING ROOM WITH FIREPLACE • DINING ROOM • KITCHEN WITH OPEN-PLAN FAMILY ROOM • UTILITY ROOM • LARGE FIRST FLOOR LANDING • MASTER BEDROOM SUITE WITH BATHROOM & DRESSING ROOM • THREE FURTHER DOUBLE BEDROOM SUITES • TOP FLOOR GAMES/BONUS ROOM • DOUBLE WIDTH GARAGE • DRIVEWAY PARKING • ATTRACTIVE PART WALLED REAR GARDEN WITH FULL WIDTH PATIO AND SOUTHERLY ASPECT

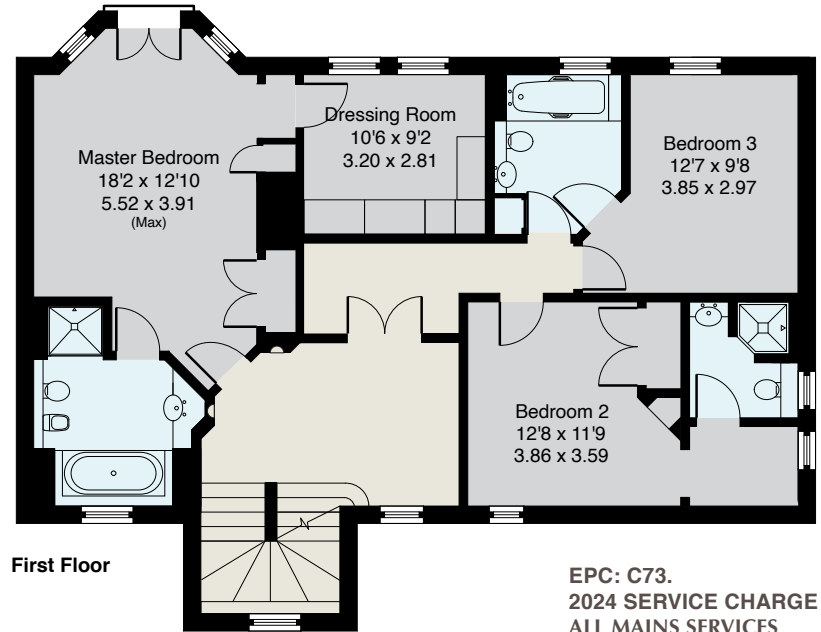
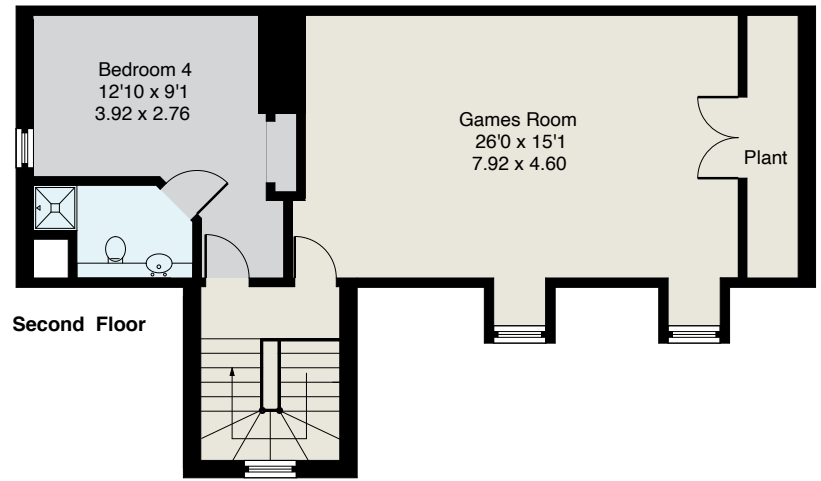
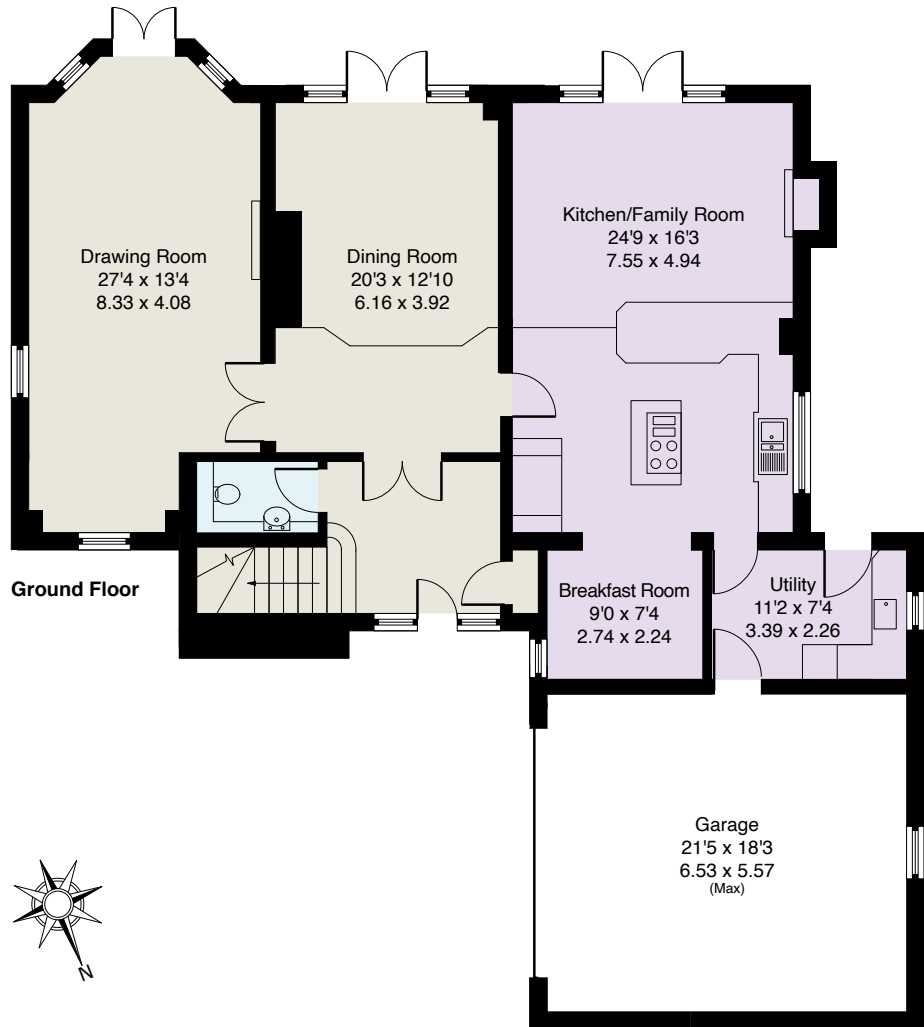
Description

11 Ridgeway is a very well presented detached family home providing sizeable accommodation over three floors and occupies a quiet position within St. Ann's Park, a private development with security at the main gate and excellent communal facilities including a highly impressive indoor swimming pool & gym and two outdoor tennis courts. The location is particularly convenient being only a short walk to both Virginia Water mainline railway station serving London Waterloo & Reading and the centre of Virginia Water village which enjoys a good variety of shops & eateries. In addition, Junctions 11 & 13 of the M25 Motorway are only ten minutes' drive away.

Directions

From our offices in Station Approach, Virginia Water, turn right onto Christchurch Road and proceed through the traffic light crossroads into Sandhills Lane. After approximately 100 yards the entrance to St. Ann's Park will be found on the left hand side.

Approximate Gross Internal Floor Area :
 Ground Floor 165.29 sq m / 1779 sq ft
 First Floor 107.98 sq m / 1162 sq ft
 Second Floor 70.29 sq m / 757 sq ft
Total 343.56 sq m / 3698 sq ft



EPC: C73.
2024 SERVICE CHARGE £6868.50
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: 11RB010804243 HPI ©2024 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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