



WELLESLEY COTTAGE

Trumpsgreen Road, Virginia Water, Surrey

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APPROXIMATE GROSS INTERNAL FLOOR AREA
128SQ.M (1,378SQ.FT)

Charming period cottage

Accommodation and Amenities

Drawing room ♦ Family room ♦ Kitchen with dining area ♦ Master bedroom with en suite bathroom ♦ 2 further bedrooms (one with en-suite) ♦ Shower/cloakroom ♦ Off street parking ♦ Sun terrace ♦ Southerly facing rear garden

Description of property

An exquisite cottage which offers immaculately presented and luxurious accommodation arranged over one bright floor, located in prestigious Virginia Water. The property has been refurbished and beautifully improved by the current owner, combining contemporary and period features throughout to create a very unique home. Virginia Water village centre with its train station direct to London Waterloo and good selection of shops are approximately one mile away.

Gardens and grounds

French doors from the house provide access to the south facing rear garden which is a particular feature incorporating a spacious sun terrace perfect for alfresco entertaining, area of lawn and an array of colourful flower beds. A side gate provides access to the front of the house where there is driveway parking for a number of cars.

Postcode

GU25 4HL

Services

We are advised by our client that water, electricity, gas and drainage are mains supplied.

Fixtures and fittings

All items usually known as tenant's fixtures and fittings whether mentioned or not in these particulars are excluded from the sale, but certain items may be available by separate negotiation.

Local authority

Runnymede Borough Council: 01932 838383

Viewing

Viewings is strictly by prior appointment with the agents



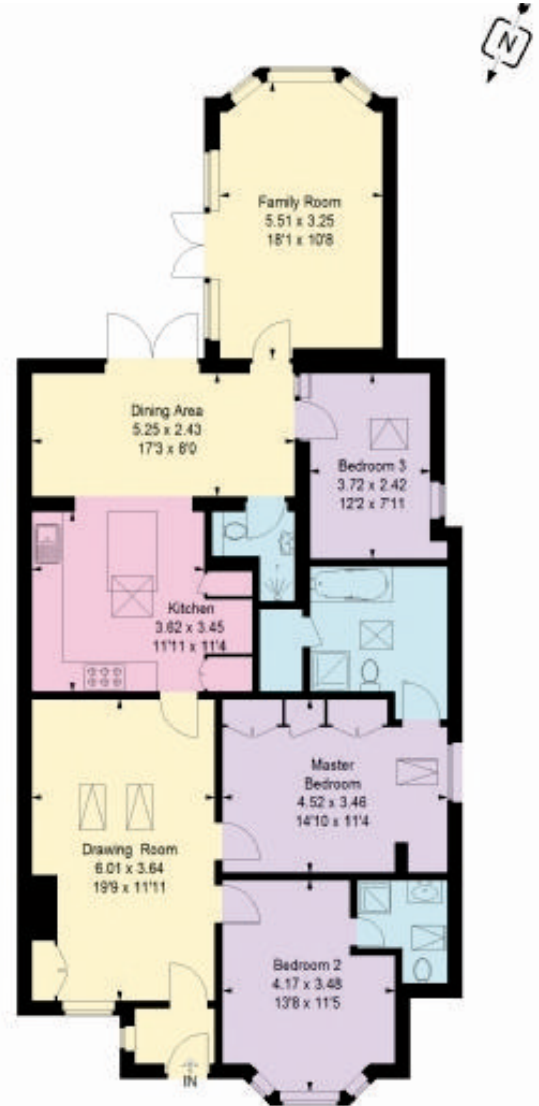
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**20 Station Approach
Virginia Water, GU25
4DW**

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knightfrank.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95-100) A		
(81-94) B		
(69-80) C		78
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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