



Brock Way, Virginia Water,  
Surrey **GU25**

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## Brock Way, Virginia Water, Surrey, **GU25**

An elegant house built to the highest standards of quality and luxury throughout. The property is on one of the most sought-after and quiet roads within easy walking distance of the village's shops, restaurants and mainline station. A particular feature of the property is the triple-height galleried entrance hall and landing, which are all the principal reception rooms. The fabulous kitchen/breakfast/family room is simply exquisite, a covered area ideal for al fresco living.



**Guide price:** £18,500 per calendar month

**Furniture:** Available furnished

**Tenancy available from:** 1st February 2023

**Minimum length of tenancy:** 12 months

**Deposit:** Deposit: £25,615.38

**Local authority:** Runnymede Borough Council

**Council tax band:** H







## Further rooms

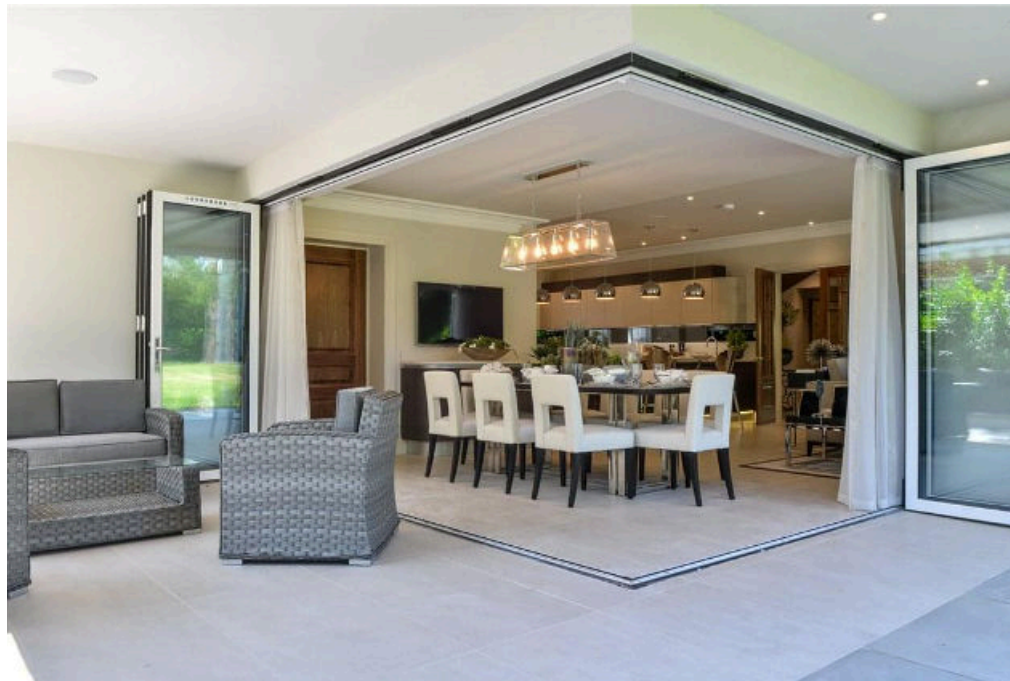
The principal bedroom also has a sitting room, spacious part-vaulted dressing room and luxurious bathroom. There are three further bedroom suites on the first floor, two of which have balconies. On the top floor is a further bedroom suite as well as a large games room with eaved storage. There is also an attached double garage above, a self-contained staff flat/annexe incorporating a kitchenette, bedroom and shower room.





## Surrounding the home

The property is approached via electrically operated wrought iron gates opening onto a brick-paved driveway leading to the attached double garage. The remainder is laid to lawn, dotted with newly planted trees and surrounded by laurel hedging. The sizeable rear garden comprises a large rear sun terrace with outside lighting and a covered well-lit area with outside speakers, accessed via bi-folding doors from the kitchen. The remainder is laid to a well-maintained lawned area enclosed by flower beds and mature hedging.





## Location

Virginia Water station is less than a mile away (0.6 mile), providing transport links to London. As well as access to the M25 (J13) located only 4.3 miles away. Ascot is close by at 5.3 miles, providing access to a range of shopping facilities, the racecourse and Ascot train station. Windsor is 7.4 miles, and provides a more varied shopping experience. Education facilities in the area are exceptional and include Lambrook, Heathfield, Eton College, Papplewick, Charters, LVS, Hall Grove, The Marist, St George's Ascot, Wellington, St Mary's and Sunningdale School. There are also two highly regarded international schools, ACS and TASIS.

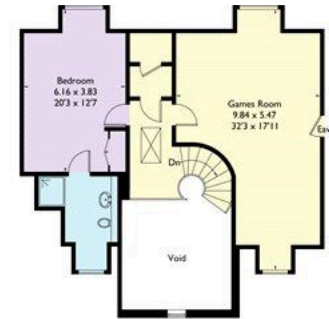
Sporting facilities include golf at Sunningdale, Berkshire and Wentworth, polo at Smith's Lawn, The Royal County of Berkshire Polo Club, and horseracing at Ascot and Windsor. Other attractions in the area include Virginia Water Lake, Savill Gardens, Windsor Great Park, Windsor Castle and Legoland.



## Brock Way, Wentworth, Virginia Water, GU25

**Approximate Gross Internal Floor Area 566.4 sq m / 6097 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Second Floor



Ground Floor



First Floor

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Ascot

59 High Street

Ascot SL5 7HP

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We would be delighted to tell you more

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