



Oakwood Road, Virginia Water,  
Surrey **GU25**

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# Virginia Water, Surrey, GU25

A large detached family home with an impressive garden on the prestigious Wentworth Estate in Virginia Water. The spacious accommodation of over 4,000 sq ft comprises a welcoming entrance hall, family room, study, reception room, dining room, kitchen/breakfast room, cloakroom and utility room.

On the first floor is the principal bedroom with a dressing room and en suite bathroom, and four further bedrooms with en suite bathrooms. Externally the property benefits from a beautiful garden, driveway parking and a double garage with annexe above.



**Guide price:** £10,000 per calendar month

**Furniture:** Available unfurnished

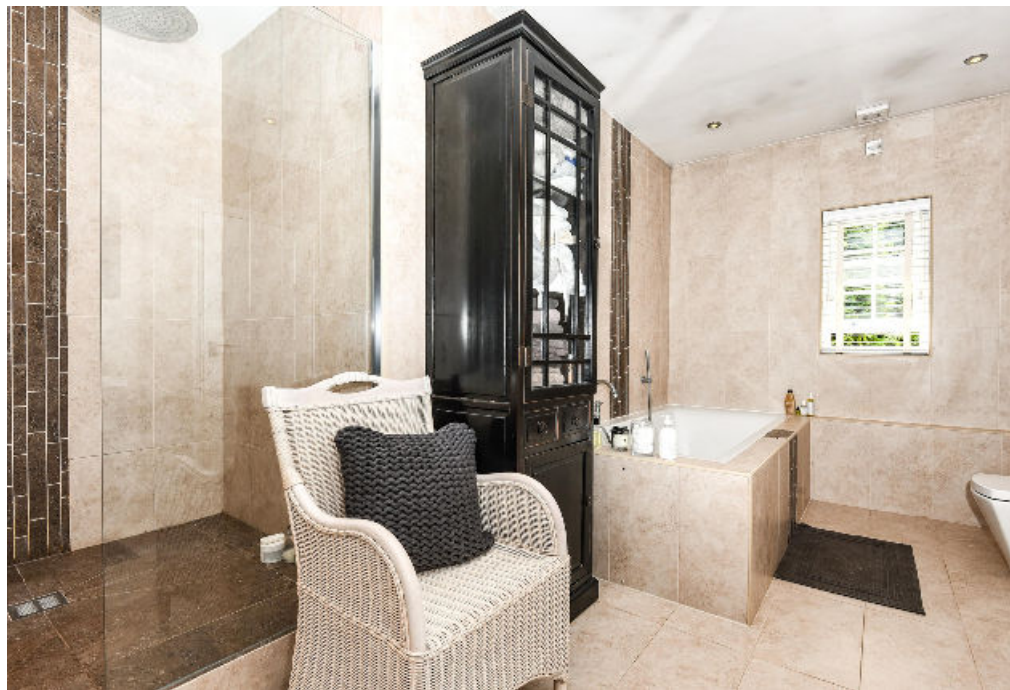
**Tenancy available from:** 3rd January 2023

**Minimum length of tenancy:** 12 months

**Deposit:** £13,846.15

**Local authority:** Runnymede

**Council tax band:** H



Virginia Water offers a good range of day-to-day facilities, with Windsor, Ascot and Staines providing a more extensive range of shopping, recreational and business activities. Communications are excellent with the M3 and M4 close by, giving fast access to London whilst the M25 connects with the national motorway network and Heathrow and Gatwick airports. Rail connections to London Waterloo are available at Egham, Staines and Virginia Water. Schooling is exceptional, with many renowned private schools such as Eton College, Papplewick, Sunningdale, St Mary's, Hurst Lodge, Brigidine, Upton House, Bishopsgate, St George's and St John's Beaumont. There are also two highly regarded International/American schools - ACS Egham and TASIS at Thorpe. Excellent sporting and leisure facilities can be found in the local area, including many well-known local golf courses, including Wentworth, Sunningdale and The Royal Berkshire, with polo at Smiths Lawn, racing at Ascot and Windsor, horse riding and walking in Windsor Great Park.





APPROX. GROSS INTERNAL FLOOR AREA 4062 SQ METRES 377.4 SQ FT (EXCLUDES RESTRICTED HEAD HEIGHT, VOID & INCLUDES GARAGE)



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All potential tenants should be advised that, as well as rent a holding deposit will be payable which is equal to one week's rent (if an AST) and two weeks' rent (if not an AST), a tenancy deposit will also be payable which is equal to 6 weeks' rent (if not an AST and/or the annual rent is over £50,000), or 5 weeks' rent (if an AST and/or the annual rent is below £50,000). If the landlord agrees to you having a pet you may be required to pay a higher deposit (if not an AST) or higher weekly rent (if an AST). An administration fee of £288 and referencing fees of £60 per person will also apply when renting a property (if not an AST). (All fees shown are inclusive of VAT) For other fees that might apply, please ask us or visit [www.knightfrank.co.uk/tenantfees](http://www.knightfrank.co.uk/tenantfees). Please note that the material information above is provided to Knight Frank by third parties and is provided here as a guide only. Some of the information provided (such as the rent, deposit or length of tenancy) is subject to change, depending on offers received by the landlord. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer for the tenancy being submitted. If we are informed of changes to this information by the landlord, we will use all reasonable endeavours to update this as soon as practical.

Fixtures and fittings: Carpets, curtains, light fittings and other items fixed to the property (and not fixed to the property) belonging to the landlord are included in any tenancy as evidenced in the inventory, unless specifically noted otherwise. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventory. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated November 2022. Photographs and videos dated November 2022.

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