



The Old Vicarage South, Surrey **KT16**

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The Old Vicarage South has been beautifully modernised throughout by its current owners. This charming property is situated at the end of a quiet lane in Longcross and benefits from a generous driveway and impressive frontage on arrival. Forming part of the original Vicarage, the property is attached on two sides but offers a private entrance and outlook.

This pretty red brick, period home has been sympathetically restored by its current owners and modernised to comprise a functional layout. Everything from the exterior of the property is most beautifully presented. Through the pretty front garden, you enter via a porch. Stepping foot into the entrance hallway you are greeted with high ceilings and wooden floor boards. Off of the hallway are two reception rooms, currently comprising a formal sitting room with fully fitted bar and a family room with built in wiring for a home cinema. The owners have repositioned the kitchen to the rear of the property, benefiting from its position overlooking the garden. Now a striking, fully modernised kitchen-breakfast room, with incredibly high ceilings, original shutters and refurbished cornice, the property perfectly blends original period features with a modern fully equipped kitchen with quartz worktops. Alongside the kitchen is a functional utility room and downstairs cloakroom.

With bi-folding doors, the kitchen-breakfast room opens directly onto a large patio with glass roof to allow all year entertaining. The patio benefits from the most impressive outdoor kitchen with grill, food prep area and fridge. On to the beautiful garden, which has been recently landscaped to provide structure with paths, formal beds and areas of lawn. The landscaped gardens include a contemporary water feature, lighting and drip feed irrigation system. The total plot comprises 0.39 acres, with a generous level lawn area at the rear perfect for children and animals to run around. At the back of the garden sits a one bedroom, fully self-contained annexe, with kitchen and shower room. The property also has a double garage.



Guide price: £12,500 per calendar month

Furniture: Available furnished

Deposit: £17,307.69

Local authority: Runnymede Borough Council

Council tax band: F



To the first floor, the property offers five double bedrooms. The principal bedroom benefits from a generous en suite bathroom with dual sinks and Velux skylights. The family bathroom offers a separate bath and shower, serving bedrooms 2-5.

The Old Vicarage South is a truly wonderful family home, situated in a quiet, tucked away semi-rural location. Well located for many local walks, including Chobham Common (0.6m away). Situated in Longcross, moments from Longcross Studios and just over half a mile from Chobham Common for walking and cycling. The property is situated in a semi-rural location, between the villages of Chobham, Lyne, Sunningdale and Virginia Water, all within a 5 minute drive.

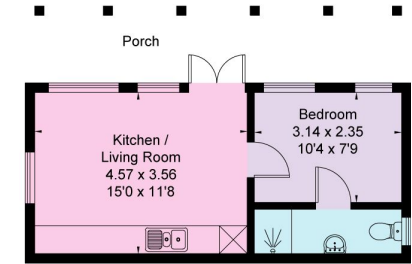




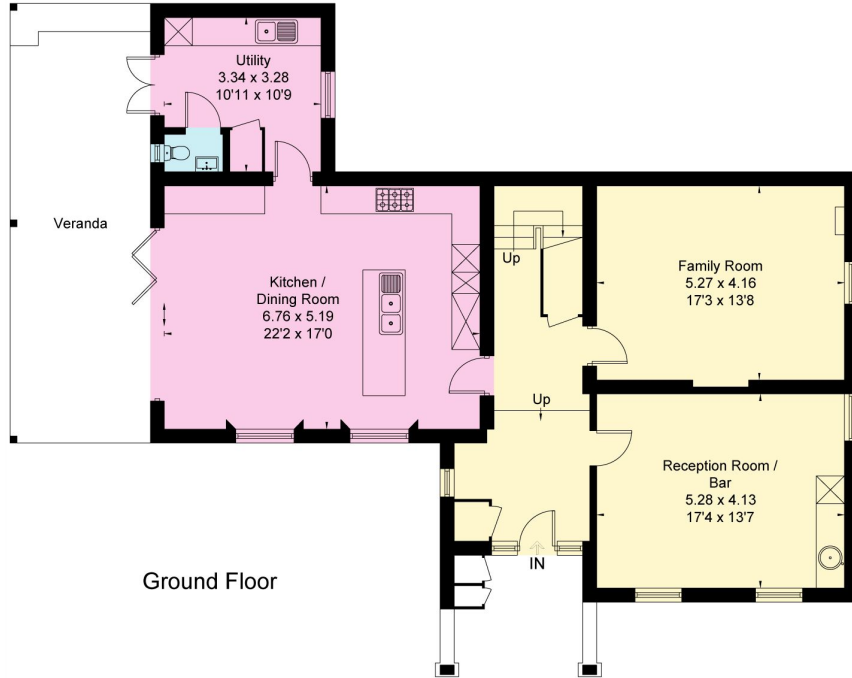




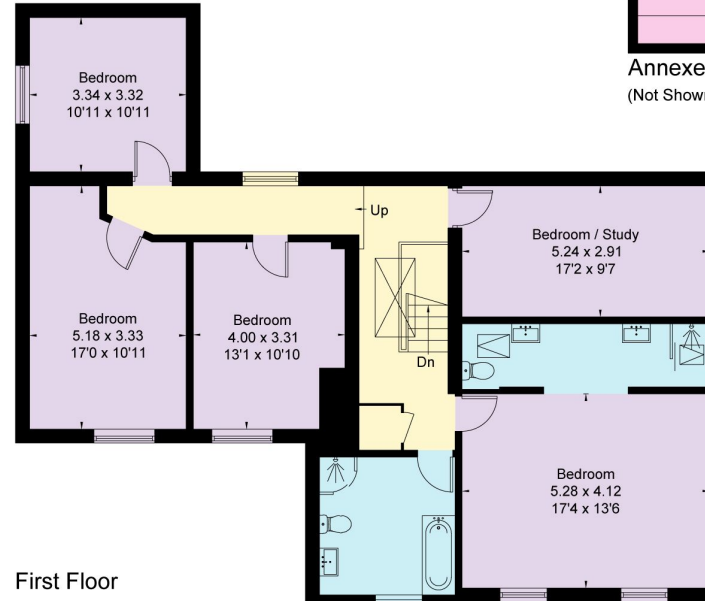
Approximate Area = 231.2 sq m / 2,489 sq ft
 Outbuildings = 45.3 sq m / 487 sq ft (Including Garage)
 Total = 276.5 sq m / 2976 sq ft
 Including Limited Use Area (1 sq m / 11 sq ft)



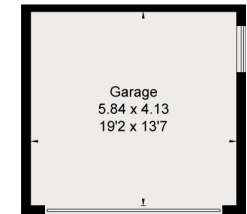
Annexe
 (Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Knight F.

Ascot & Virginia Water

59 High Street

Ascot

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I would be delighted to tell you more

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