



Abbots Drive,  
Virginia Water **GU25**

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# Abbots Drive Virginia Water GU25

Ideal for family living, this home has been repainted and re-carpeted throughout and is set in mature gardens. The accommodation comprises in brief: Entrance Hall, Study, Living Room with fireplace, Dining Room, Kitchen and Utility Room. Main Bedroom with Dressing Room and Ensuite Bathroom, Guest Bedroom with Ensuite, Two/Three further Bedrooms plus a Family Bathroom and Games Room/5th Bedroom. There is also a detached double garage with Studio above comprising the main room, kitchenette and shower room.



**Guide price:** £6,500 per calendar month

**Furniture:** Available unfurnished

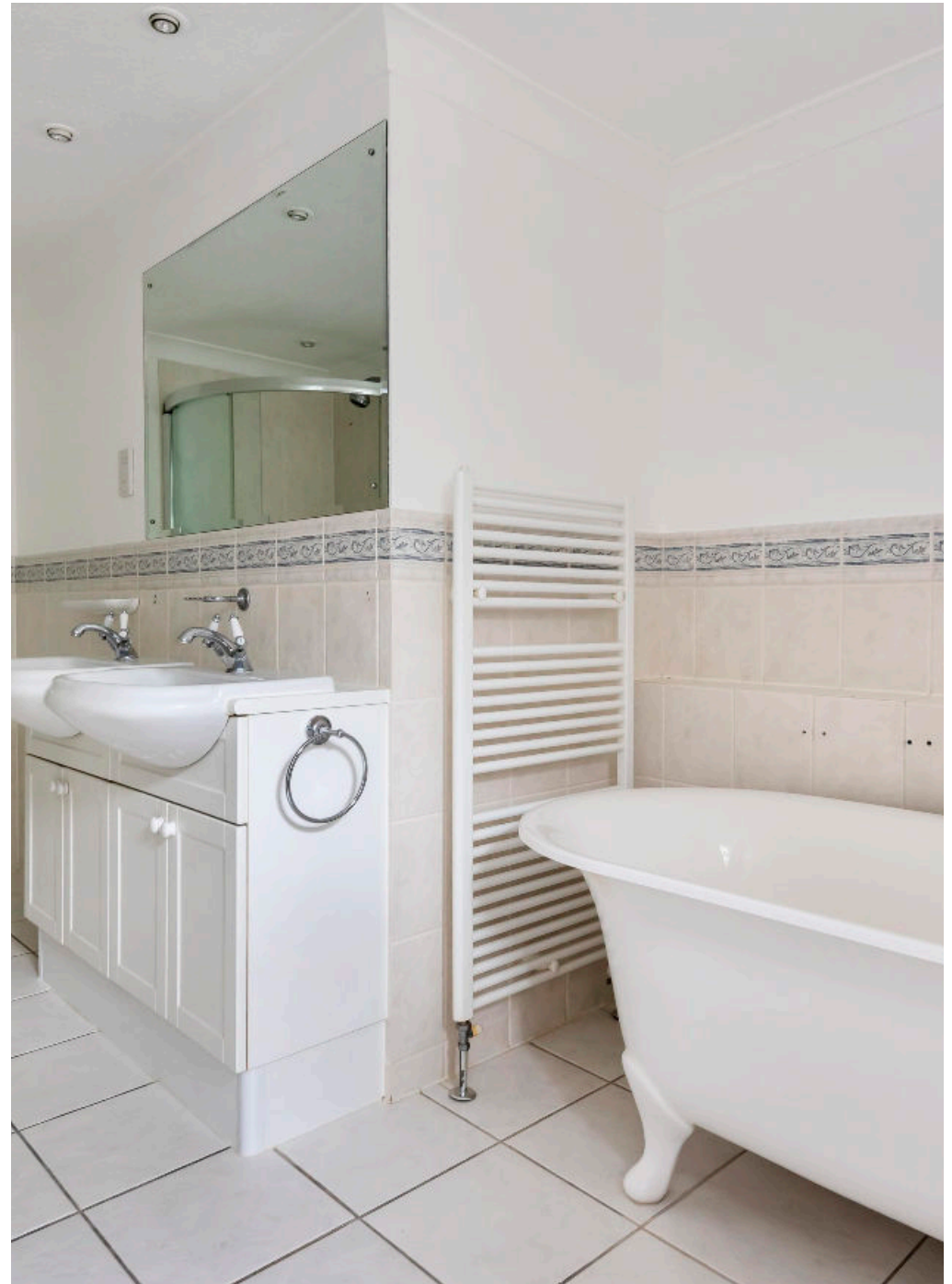
**Tenancy available from:** 5th February 2024

**Minimum length of tenancy:** 12 months

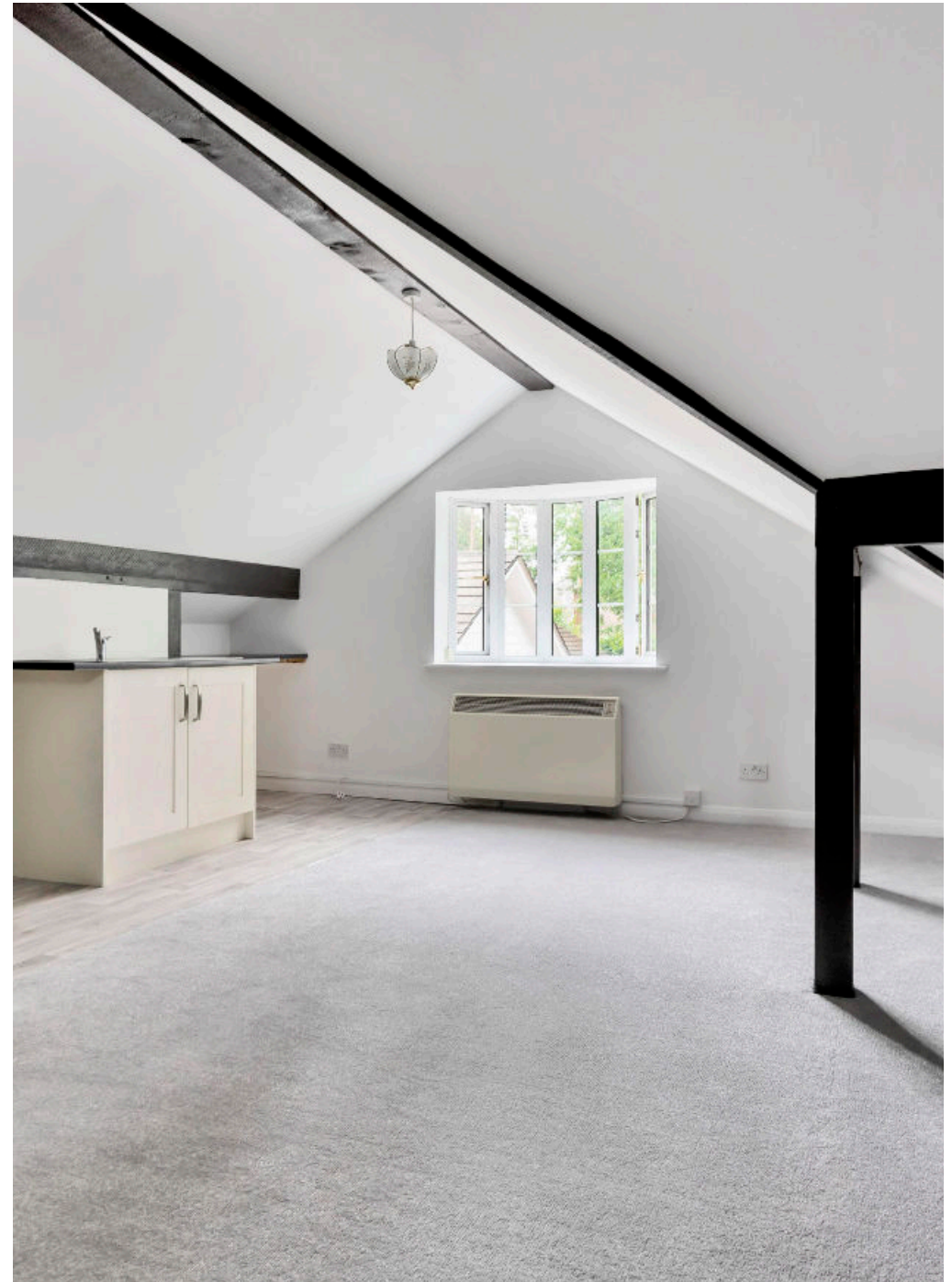
**Deposit:** £9,000

**Local authority:** Runnymede Borough Council

**Council tax band:** H









## Location

Communications to London and the airports are excellent due to the proximity of the M25 and having a mainline station to Waterloo. Other attractions include Ascot Racecourse, Windsor Castle, Legoland and Savill Gardens. Schooling is exceptional, with many renowned private schools such as Eton College, Papplewick, Bishopsgate, St George's and St John's Beaumont. There are two international schools.

Virginia Water railway station 0.5 mile (London Waterloo 45 mins). Ascot 5 miles. Windsor 7 miles. Heathrow Airport (T5) is 9 miles. Central London is 28 miles. (Distances and time approximate).



# Abbots Drive, St Lucia, Virginia Water

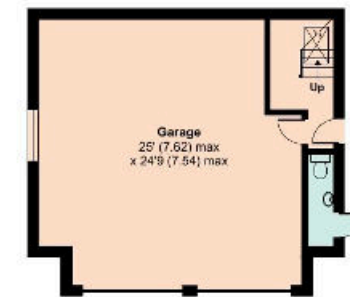
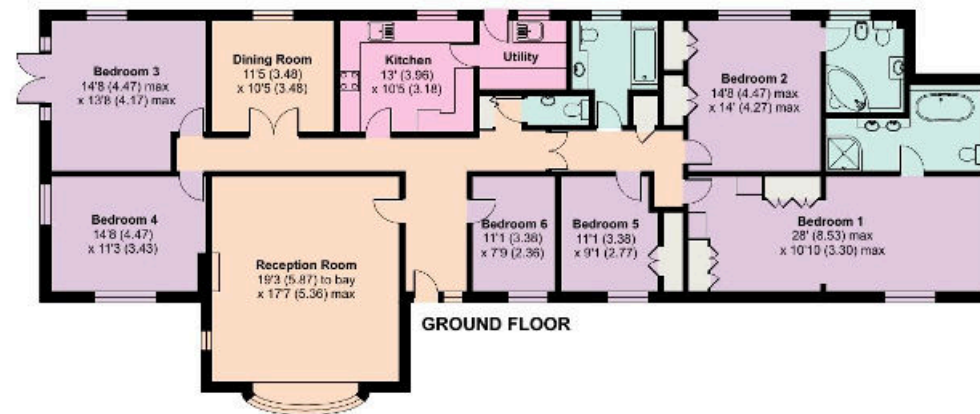
Approximate Area = 3044 sq ft / 282.7 sq m (includes garage)

Studio = 644 sq ft / 59.8 sq m

Total = 3688 sq ft / 342.6 sq m

For identification only - Not to scale

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.



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We would be delighted

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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nitchecom 2022. Produced for Knight Frank LLP. REF: 886294



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 2023. Photographs and videos dated August 2022.

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