



Trumpsgreen Road  
VIRGINIA WATER, GU25

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*Success and nothing less*

This exquisite, five bedroom, four bathroom family home has a setting of which dreams are made



An exquisite five bedroom four bathroom family home situated in a secure gated development of just four luxury homes in a sought after area of Virginia Water.

This impressive home is unique in design and offers privacy, space, and luxury wrapped within its hand-carved beams and vaulted ceilings.

Our favourite room is the large kitchen/dining space. It is extremely functional and ideal for family living and entertaining. The large drawing room offers of a real wood burner for those dreary winter days. Entering from the large galleried hallway the room welcomes you with its own ambience and opens onto the spacious patio area to enjoy the south-facing garden.

There is more than enough space on the first floor with five double bedrooms and a larger than average family bathroom. Three of these bedrooms have an en-suites, two of which have walk-in wardrobes and open vaulted mezzanine floors.

The property is perfectly located for sporting facilities, supermarkets plus individual shops, boutiques, and restaurants being only a short drive to Virginia Water village and mainline train station with links to London Waterloo within 45 minutes. It is also conveniently located for access to the M25 and M3. It is also in the catchment for some excellent local schools as well as being conveniently located for ACS and Tasis International Schools who run a pick up service from the road. Viewings are highly recommended to fully appreciate everything this wonderful home has to offer. Offered unfurnished/nfurnished and available immediately.



# TRUMPSGREEN ROAD, VIRGINIA WATER, GU25 4JA

£7,000 PER MONTH

Local Authority:

Council Tax Band: H

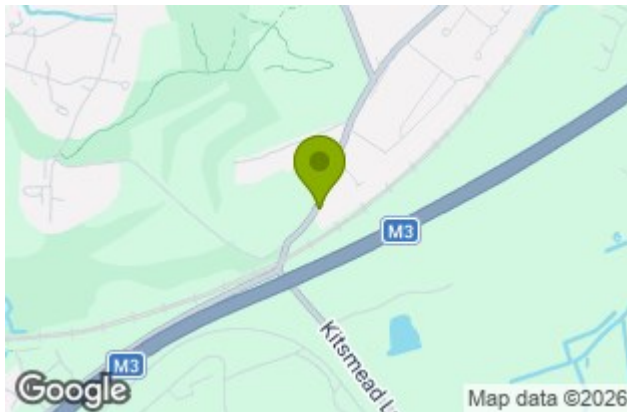
Furniture: Unfurnished

Parking:

Available Date: 1st September 2023

TOTAL APPROX. FLOOR AREA 3326.00 sq ft

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	79	80	<b>England &amp; Wales</b>	79	80
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Gross internal floor area (approx): 308.9 sq m / 3326 sq ft (Includes Garage)



**Viewing:** Please contact our Surrey Office on 01932 212 880 if you wish to arrange a viewing appointment for this property.

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