



FIVE PENNIES

NUNS WALK • VIRGINIA WATER • SURREY



**COCKERHAM
TELLWRIGHT**



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Detached family home offering huge potential STPP situated on the Wentworth estate.

- Entrance hall
 - Sitting room
 - Dining room
 - Family room
 - Study
 - Kitchen
 - Breakfast room
 - Utility room
 - Cloakroom.
-
- Principal bedroom with dressing room and ensuite bathroom
 - Guest bedroom with en-suite shower room
 - 3 further bedrooms and family bathroom.
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- Detached double garage
 - Large tarmac driveway for several cars
 - Mature front and rear gardens.

DISTANCES

- Village centre 0.3 mile
- Sunningdale 3 miles
- Egham 3 miles
- Windsor 6 miles
- Heathrow airport 8 miles
- Central London 25 miles
- (All distances approximate)





DESCRIPTION

Five Pennies is a very traditional detached family home of character built by the builder WG Tarrant back in the 1930's which has been extended in the past now providing sizeable family accommodation arranged over two floors. Some features still remain however such as the panelled walls and original oak herringbone flooring. The drawing room is spacious and has double doors opening onto the rear terrace and there are three more good sized reception rooms. On the first floor is the principal suite comprising walk through wardrobe area as well as a dressing room and full bathroom suite. There is also a further guest suite, 3 more bedrooms served by a family bathroom.

OUTSIDE

The property occupies a corner plot which is just over half an acre. This is approached via electrically operated wrought iron gates which open onto a large driveway which in turn leads to the detached double garage which has power, light, eaves storage and personal door to garden. The remainder of the front consists of an area of lawn, mature trees surrounded by a dense hedge of rhododendrons giving you a fair degree of privacy. There is access from either side of the house to the rear garden which comprises sun terrace, an area of level lawn dotted and surrounded by a variety of mature shrubs and trees.

N.B. We believe the property could be substantially extended further or indeed be replaced by a new dwelling of some 6,000 square feet or so subject to the usual planning consents

SITUATION

Five Pennies is located in one of the private, quiet and gated roads of the Wentworth Estate and yet still within walking distance of the high street with its local day to day shops, restaurants and mainline station to London Waterloo.

AMENITIES

Schooling: the choice for both girls and boys is exceptional. These include, Hall Grove, Woodcote, Sunningdale prep, Papplewick. Bishopsgate, St. Johns Beaumont, St. George's, St Mary's, ACS, Tassis, Eton and Wellington Colleges.

Shopping: There are local facilities in Virginia Water, Sunningdale and Bagshot. More comprehensive centres can be found at Windsor, Guildford, Camberley and Staines.



Sporting Venues: Nearby golf clubs include Wentworth, Sunningdale, Swinley, The Royal Berkshire and Foxhills Country Club. The famous Ascot racecourse is only a short distance away as well as Polo in the great Windsor Park.

Travel: Various junctions for the M25 and M3 are very conveniently located providing access to Central London as well as the west country and international airports, Heathrow and Gatwick. There are mainline stations with direct access to London Waterloo at Virginia Water, Egham and Staines.

Outdoor Activities: The Windsor Great Park, The Savill Garden and Chobham common are popular venues for great country walks, cycling and horse riding.

POSTCODE

GU25 4RT

SERVICES

We are advised by our client that gas, electricity, water and drainage are all mains supplied.

TENURE

Freehold

FIXTURES AND FITTINGS

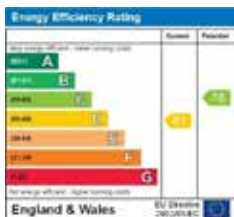
Fitted carpets, curtains, light fittings, and white goods are excluded from the sale but may be available by separate negotiation.

LOCAL AUTHORITY

Runnymede Council tel no: 01932 838383

VIEWINGS

Strictly by appointment only with the agent Cockerham and Tellwright.



Five Pennies, 23 Nuns Walk

Approximate Gross Internal Area
 Ground Floor = 146.5 sq m / 1,577 sq ft
 First Floor = 127.3 sq m / 1,370 sq ft
 Double Garage = 34.8 sq m / 374 sq ft
 Total = 308.6 sq m / 3,321 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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DISCLAIMER: We have prepared these sales particulars as a general guide and they must not be relied upon as statement of fact. Floorplan measurements are approximate and are for guidance purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

CONTACT:

Cockerham & Tellwright Limited • 12 New Boundary House • Sunningdale • Berkshire • SL5 0DJ

T: 01344 596500 E: sales@cockerhamtellwright.com W: www.cockerhamtellwright.com



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