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WELLS

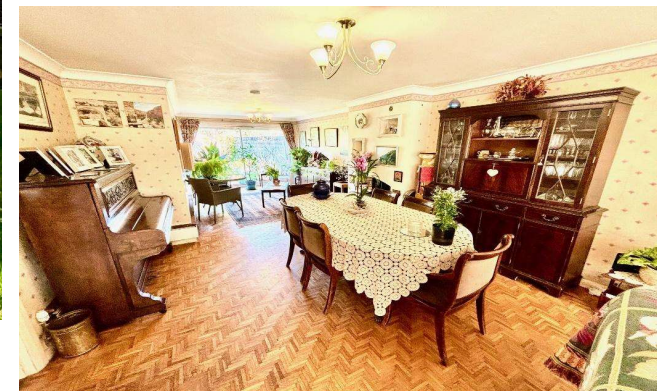
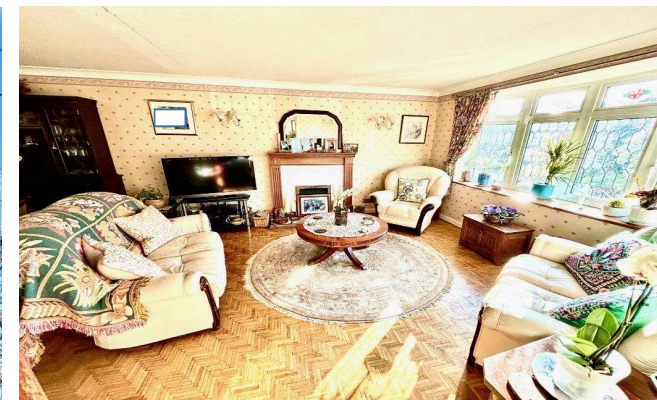
Distinctive Homes

Established 2002

W

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CELEBRATING
20
YEARS
2002-2022



Whitehall Farm Lane, Virginia Water, GU25 4DA

£900,000 Freehold

Whitehall Farm Lane, Virginia Water, Surrey, GU25 4DA

Situated opposite open grazing fields is this extended four double bedroom, detached residence. Located in a quiet lane just a short distance from local parade of shopping amenities, local schools, nurseries and Virginia Water mainline train station. The deceptive and versatile accommodation comprises entrance lobby, through lounge/dining room, kitchen, utility room, two bathrooms, private rear garden, integral garage and off street parking for up to four cars. The front of the property offers scope for an in out driveway (subject to local authority approval)

Recessed covered entrance porch with main door to:

ENTRANCE LOBBY:

Stairs to first floor, radiator, under stair storage cupboard, wood block flooring and doors to all rooms.

THROUGH LOUNGE/DINING ROOM:

10.95m x 3.65m (35'11 x 12') Coved ceiling, feature fireplace with multi fuel stove and open fireplace with wooden surround, feature mantle and radiators, wood block flooring, front aspect double glazed window and rear aspect double glazed patio doors to garden.

KITCHEN:

3.65m x 2.80m (12' x 9'2) Comprising eye and base level units with rolled edge work surfaces, stainless steel drainer unit with mixer tap, space for appliances, storage cupboards, part tiled walls, tiled flooring and rear aspect double glazed window and side aspect stable door to courtyard area.

UTILITY ROOM:

2.55m x 2.50m (8'4 x 8'2) Comprising eye and base level units with rolled edge work surfaces, stainless steel drainer unit with mixer tap, space for appliances, tiled flooring, door to garage, rear aspect double glazed window and rear aspect stable door to courtyard.

FIRST FLOOR LANDING:

Access to loft, handrail and balustrading, side access double glazed window and doors to all rooms.

PRINCIPLE BEDROOM:

5.90m x 3.25m (19'4 x 10'8) Built in wardrobes, radiator, solid oak flooring and front aspect double glazed windows.

BEDROOM TWO:

3.65m x 3.35m (12' x 11') Built in wardrobes, vanity enclosed white hand basin, radiator and rear aspect double glazed windows.

BEDROOM THREE:

3.60m x 3.45m (11'10 x 11'4) Built in wardrobes, radiator and side aspect double glazed window.

BEDROOM FOUR/HOME OFFICE:

4.40m x 2.50m (14'5 x 8'2) Radiator, solid oak flooring and front and side aspect double glazed windows overlooking open fields.

FAMILY BATHROOM:

White three piece suite comprising, panel enclosed bath with shower over, vanity enclosed wash hand basin, low level W.C, heated towel rail, airing cupboard, part tiled walls, vinyl flooring, side and rear aspect opaque double glazed windows.

FIRST FLOOR SHOWER ROOM:

Comprising separate shower cubicle with electric shower, vanity enclosed wash hand basin, low level W.C, radiator, vinyl flooring and rear aspect opaque double glazed window.

OUTSIDE

REAR GARDEN:

Patio courtyard area, lawn area, well established flower, shrub and tree borders, summer house and enclosed by brick walling.

SIDE GARDEN:

Comprising patio area, raised flower and growing beds leading to:

FRONT:

Flower, shrub and tree area and borders, lawn area, pathway to main entrance and potential for an in-out driveway, subject to local authority approval.

PARKING:

Own driveway providing off street parking for up to four vehicles.

INTEGRAL GARAGE:

Side hung doors, power and lighting, side aspect window and door to utility room.

COUNCIL TAX BAND:

F - Runnymede Borough Council

VIEWINGS:

By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk

FLOOR PLAN

EPC

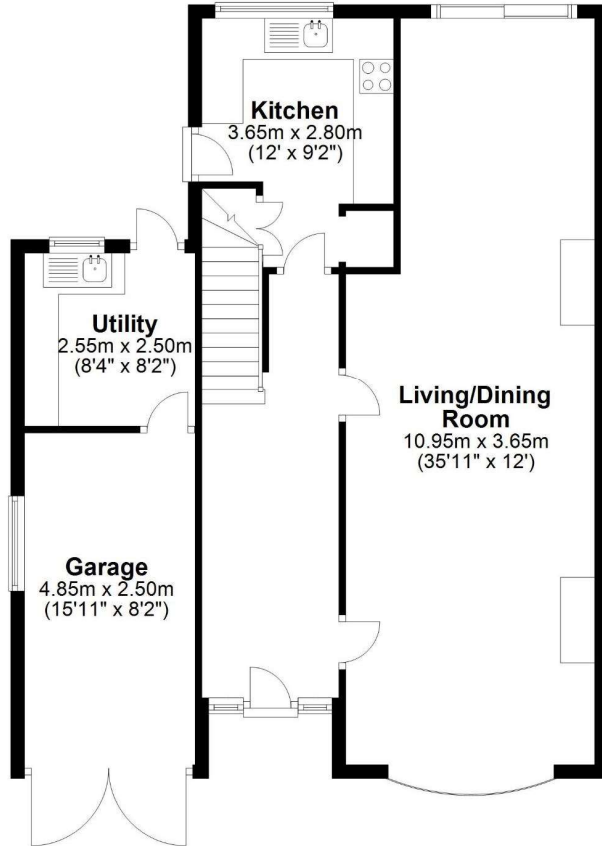
4 Whitehall Farm Lane
VIRGINIA WATER
GU25 4DA

Energy rating
D

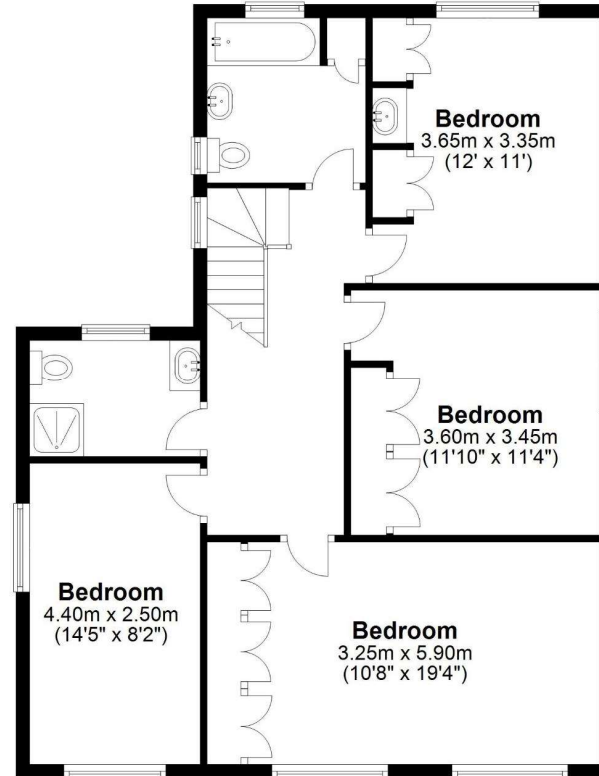
Valid until
23 August 2033

Certificate number
0737-1628-0200-0884-9226

Ground Floor
Approx. 80.6 sq. metres (868.0 sq. feet)



First Floor
Approx. 78.1 sq. metres (840.5 sq. feet)



Total area: approx. 158.7 sq. metres (1708.5 sq. feet)

Property type	Detached house
Total floor area	129 square metres

Rules on letting this property

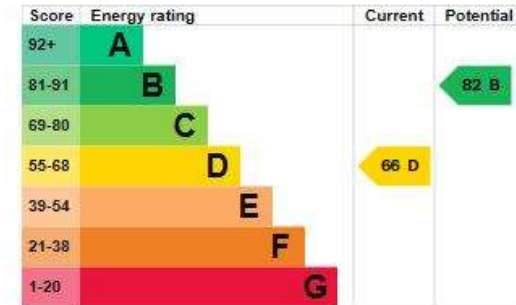
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions.](#)

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

