



RAECOT  
VIRGINIA WATER

BUCKINGHAMS



# Raecot

Luddington Avenue • Virginia Water • GU25 4DF

£1,095,000 Freehold

An attractive family home of character offering bright, modern ground floor living accommodation and a spacious first floor, enjoying a large West facing rear garden on a plot in excess of a quarter of an acre.



- LOVELY HOME OF CHARACTER
- FOUR/FIVE BEDROOMS
- IN & OUT DRIVEWAY, SINGLE GARAGE
- VIRGINIA WATER CENTRE 1 MILE APPROX
- SUPERB KITCHEN/DINING/FAMILY ROOM
- LOVELY DRAWING ROOM
- PLOT MEASURING 0.28 ACRES
- LONDON WATERLOO FROM 45 MINUTES

RECEPTION HALL • CLOAKROOM • DRAWING ROOM • FULL WIDTH KITCHEN/DINING/FAMILY ROOM • UTILITY ROOM • MASTER BEDROOM WITH DRESSING AREA & EN SUITE SHOWER ROOM • THREE FURTHER BEDROOMS • STUDY/BEDROOM FIVE • FAMILY BATH & SHOWER ROOM • IN AND OUT DRIVEWAY TO SINGLE GARAGE • LARGE MATURE GARDEN

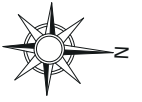
## Description

Raecot is a superb home; the internal layout of the property is ideal for modern family living, the external character a delight and the large private garden, measuring approximately 175 feet in length at its' minimum, perfect for Summer entertaining/active childrens' sporting pursuits. We strongly recommend an internal viewing.

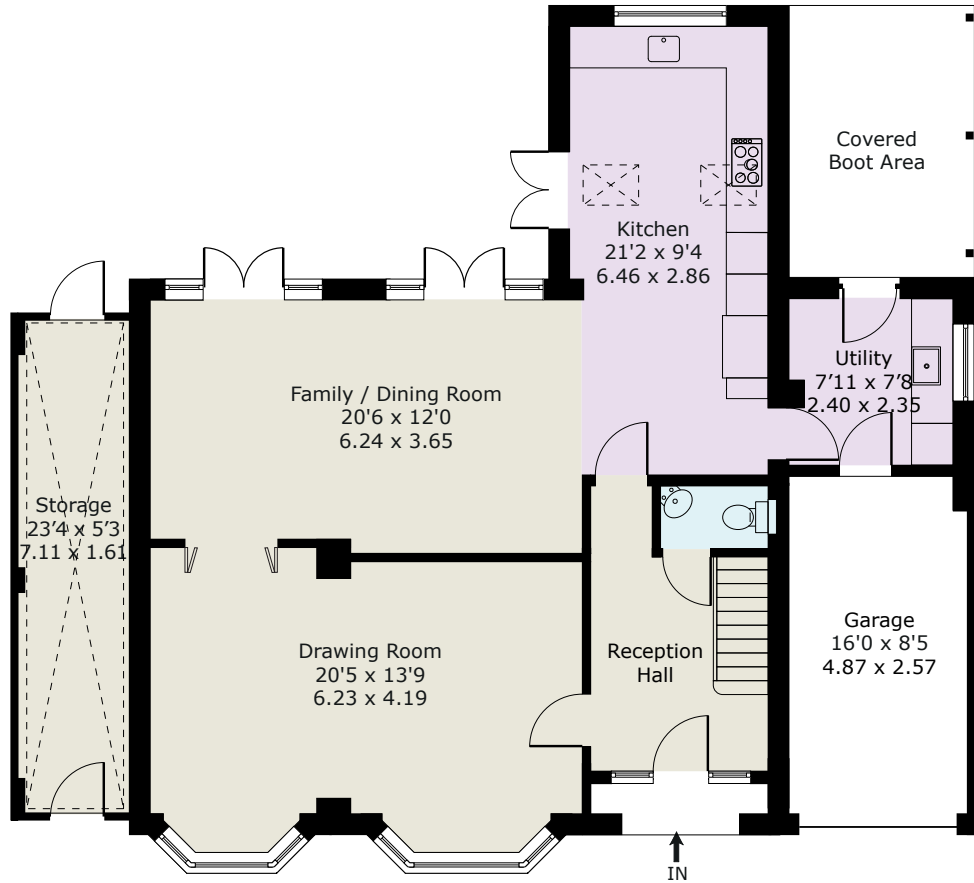
## Directions

From our offices on Station Approach, Virginia Water turn right onto Christchurch Road and at the traffic lights just past the rail station turn left onto Stroude Road. After a little over three quarters of a mile turn left into Luddington Avenue; Raecot will be found toward the end on the left hand side.

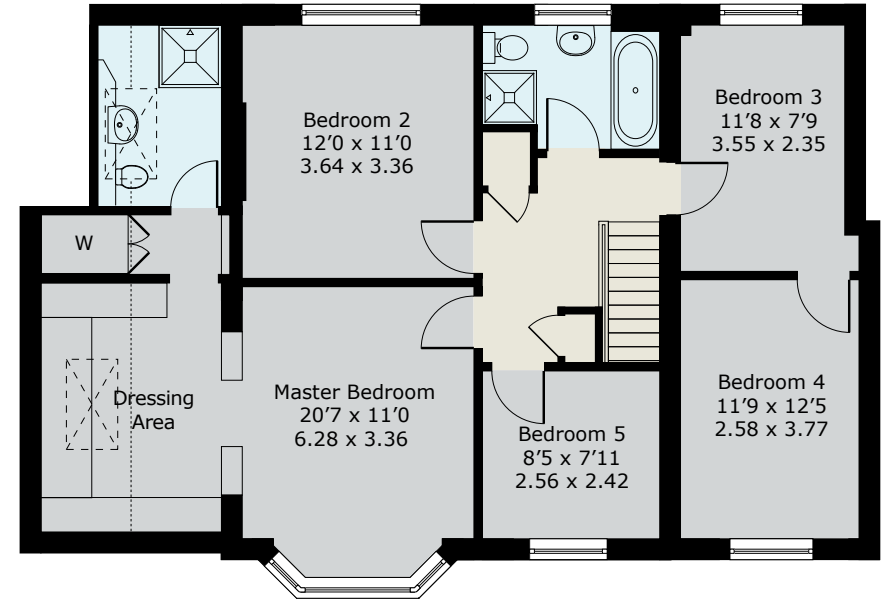




**Approximate Gross Internal Floor Area :**  
Ground Floor 112 sq m / 1200 sq ft  
First Floor 79 sq m / 852 sq ft  
**Total 191 sq m / 2052 sq ft**



**Ground Floor**



**First Floor**

EPC: D55.

**Important Notice**

These particulars and measurements are believed to be correct but their accuracy is not guaranteed by the Vendor or Vendor's Agents and they do not constitute any part of a contract. It is not our Company Policy to test services and domestic appliances so we cannot verify that they are in working order. The buyer is advised to obtain verification from their Solicitor or Surveyor.

Ref:WB011302203 HPI ©2020 Not to Scale. Any Areas, measurements or distances given are maximum and approximate only, no decisions without checking should be made when reliant upon them.

01344 845050

**BUCKINGHAMS**

6 STATION APPROACH, VIRGINIA WATER, SURREY GU25 4DL • sales@buckingham.com • www.buckingham.com



**BUCKINGHAMS**