



18 LUDDINGTON HOUSE
VIRGINIA WATER

BUCKINGHAMS



18 Luddington House

Stroude Road • Virginia Water • Surrey • TW20 9UZ

£679,950 Freehold

18 Luddington House is one of only two exquisite detached cottages privately situated within beautifully landscaped grounds of approximately three and a half acres and is part of this stunning new gated development located between Virginia Water and Egham.

- TWO/THREE DOUBLE BEDROOMS
- GROUND FLOOR BATHROOM
- FIRST FLOOR SHOWER ROOM
- LIVING ROOM WITH FIREPLACE
- GATED PRIVATE DEVELOPMENT
- THREE & A HALF ACRES OF COMMUNAL GROUNDS
- PRIVATE REAR GARDEN
- TWO DESIGNATED PARKING SPACES
- UNDER FIVE MINUTES DRIVE TO EGHAM RAIL STATION
- HEATHROW TERMINAL 5 ONLY 15 MINUTES DRIVE



SPACIOUS RECEPTION HALL • LIVING ROOM WITH FIREPLACE (DECORATIVE) • KITCHEN WITH SIEMENS FITTED APPLIANCES • THREE DOUBLE BEDROOMS • LARGE GROUND FLOOR BATHROOM • FIRST FLOOR SHOWER ROOM • FENCED PRIVATE GARDEN WITH VIEWS ACROSS THE COMMUNAL GROUNDS • GAS FIRED CENTRAL HEATING VIA RADIATORS • TWO DESIGNATED PARKING SPACES (ONE WITH ELECTRIC VEHICLE CHARGING POINT) • BEAUTIFULLY MAINTAINED COMMUNAL GROUNDS OF 3.5 ACRES • VISITOR PARKING • GATED IN/OUT DRIVEWAY

Description

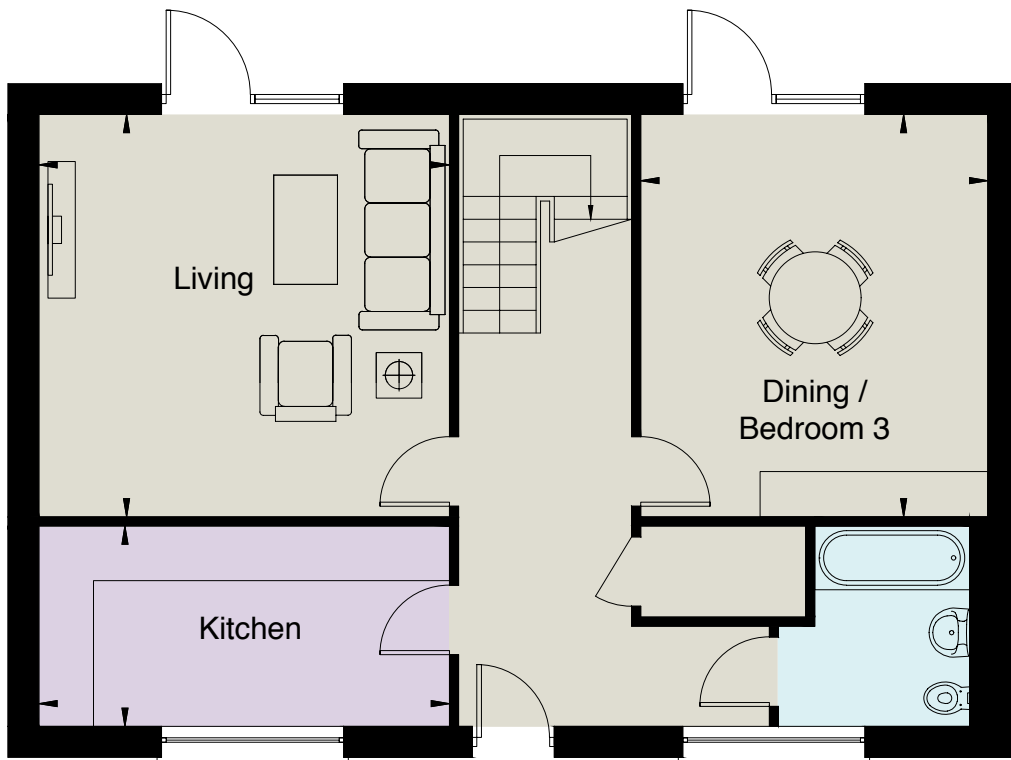
Luddington House is an elegant Grade II listed mansion, believed to date from 1660, skillfully converted by specialist developer The Jaspar Group. The original mansion has been converted into six luxurious apartments & one larger three storey character home whilst within the beautifully maintained grounds there are six new build townhouses, four further two bedroom apartments & two single storey houses surrounding the main entrance courtyard and two detached cottages with private gardens overlooking the park-like grounds.

Each one of these exquisite residences is finished to exacting standards and designed to showcase & complement the beautiful period detailing of this 17th-century building by effortlessly combining classical character with contemporary living in one of the most desirable areas of Surrey.

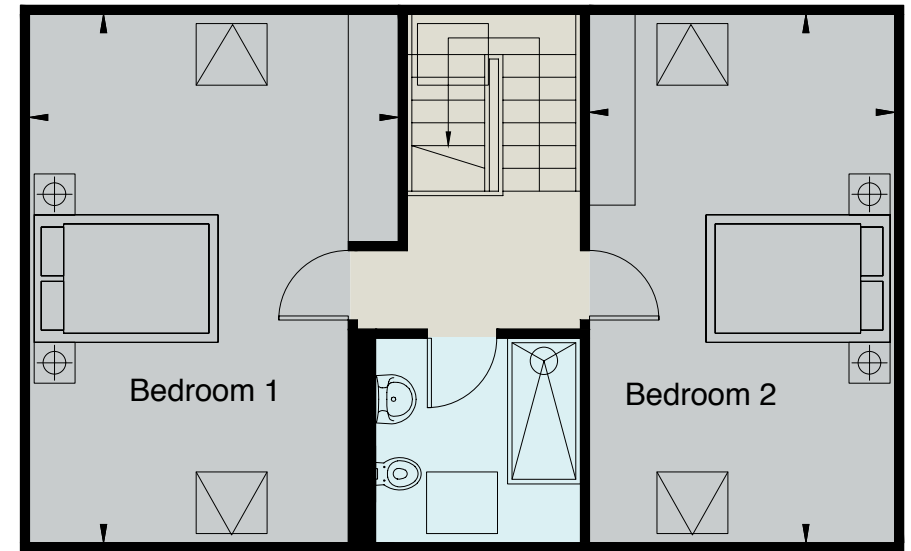
Directions

From our offices in Station Approach, Virginia Water turn right onto Christchurch Road and proceed to the traffic light crossroads. Turn left into Stroude Road in the direction of Egham and continue on this road for one mile. After passing the turning on the left into Luddington Avenue, Luddington House will be found 100 yards along on the left hand side. The main entrance is the second double gate on the left.

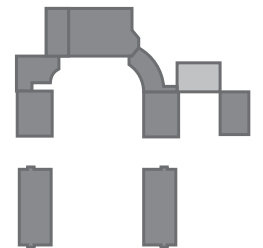




Ground Floor



First Floor



Living room	4.51m x 4.42m	14'-10" x 14'-6"
Kitchen	4.51m x 2.20m	14'-10" x 7'-3"
Bedroom 1	5.80m x 4.05m	19'-0" x 13'-3"
Bedroom 2	5.80m x 3.35m	19'-0" x 11'-0"
Dining room	4.42m x 3.81m	14'-6" x 12'-6"
Total		117 sq m

EPC: B85.

Important Notice

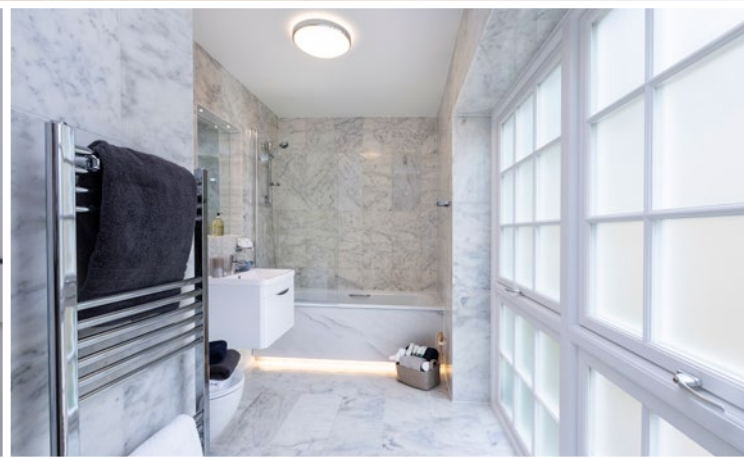
These particulars and measurements are believed to be correct but their accuracy is not guaranteed by the Vendor or Vendor's Agents and they do not constitute any part of a contract. It is not our Company Policy to test services and domestic appliances so we cannot verify that they are in working order.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

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