



6 CHURCHILL DRIVE
UPPER LONGCROSS

BUCKINGHAMS



6 Churchill Drive

Upper Longcross • Surrey • KT16 0BY

Price Guide £1,100,000 Freehold

A stylish & well designed detached executive home completed to a high specification by the well-known Surrey based developer Crest Nicholson. The spacious accommodation benefits from a variety of notable features including underfloor heating and high ceilings to the ground floor, modern woodburners to both the open-plan Living Room and separate Sitting Room, a turning staircase to the large first floor landing and a 'Nuance' air purifying system. Churchill Drive is an attractive road of detached homes surrounded by open space & natural woodland under five minutes' walk from Longcross Railway Station serving both Reading & London Waterloo.



- | | |
|----------------------------|-----------------------------------------------------|
| • IMPRESSIVE HIGH CEILINGS | • EXCEPTIONALLY LARGE DETACHED DOUBLE GARAGE |
| • UNDERFLOOR HEATING | • SHUTTLE BUS SERVICE FOR UPPER LONGCROSS RESIDENTS |
| • FOUR DOUBLE BEDROOMS | • SITTING ROOM/SNUG/STUDY WITH WOODBURNER |
| • THREE BATH/SHOWER ROOMS | • LOCATED NEXT TO CHOBHAM COMMON |

IMPRESSIVE & WELCOMING RECEPTION HALL • FEATURE TURNING STAIRCASE TO FIRST FLOOR LANDING
• SITTING ROOM WITH WOODBURNER • COMPREHENSIVELY EQUIPPED KITCHEN OPEN-PLAN TO DINING
AREA AND LIVING ROOM WITH WOODBURNER • UTILITY ROOM • LARGE FIRST FLOOR LANDING •
PRINCIPAL BEDROOM WITH FULL EN-SUITE BATHROOM • THREE FURTHER DOUBLE BEDROOMS • FULL
FAMILY BATHROOM • EXCEPTIONALLY LARGE DETACHED DOUBLE GARAGE • AMPLE DRIVEWAY PARKING
FOR TWO CARS • SIZEABLE REAR GARDEN • ABUNDANT VISITOR PARKING IN ROADSIDE BAYS • SHORT
WALK TO LONGCROSS STATION SERVING READING & LONDON WATERLOO (APPROX. 48 MINUTES)

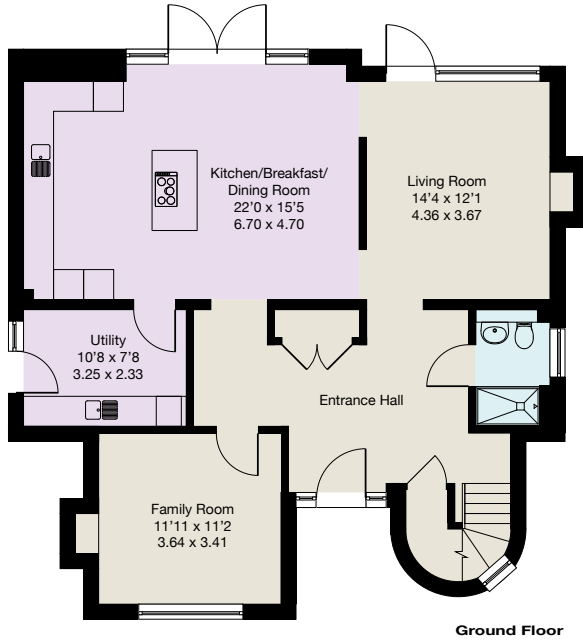
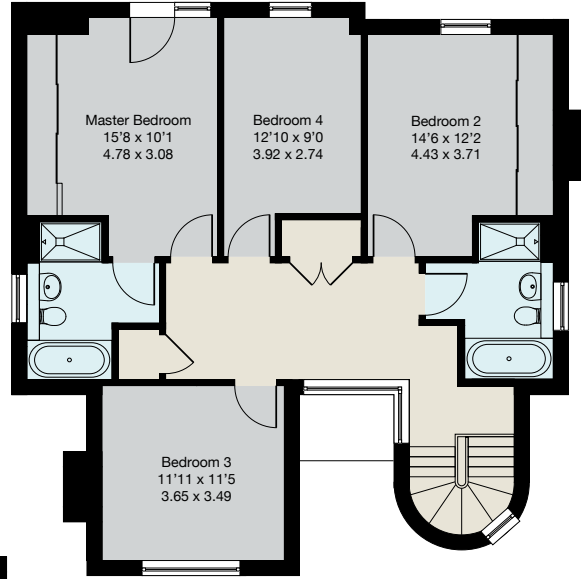
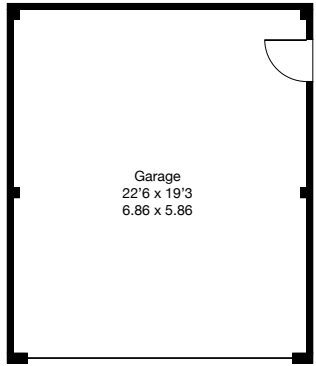
Location

Upper Longcross is ideal for the commuter with Longcross Station under five minutes' walk away serving both Reading and London Waterloo and for the commuter by car Junction 11 of the M25 and Junction 3 of the M3 are less than ten minutes' drive respectively.

Directions

From our offices in Station Approach, Virginia Water turn left onto Christchurch Road and proceed to the roundabout. Take the first exit left into Wellington Avenue and proceed to the end of the road. At the T-Junction turn right onto Trumps Green Road towards Chobham & Longcross (which becomes Chobham Lane) and after approximately half a mile turn right into Longcross Grange. Follow the road round to the right into Churchill Drive and after passing the turning into Vickers Road on the right, No.6 will be found another 100 yards along just beyond the small Green on the right hand side.





First Floor



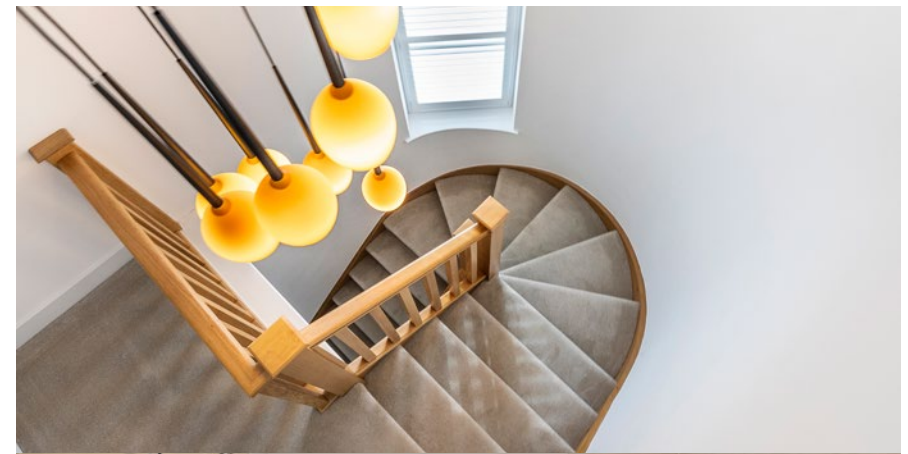
	Approximate Gross	Internal Floor Area :
Ground Floor	97.44 sq m / 1049 sq ft	
First Floor	93.40 sq m / 1005 sq ft	
Detached Garage	40.20 sq m / 433 sq ft	
Total	231.04 sq m / 2487 sq ft	

EPC: B82. NHBC 10 Year Build Certificate with 8 years remaining.

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: 6CDB010807203 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



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



BUCKINGHAMS