



16 LUDDINGTON HOUSE

EGHAM

BUCKINGHAMS



16 Luddington House

290 Stroude Road • Egham • Surrey • TW20 9UZ

£465,000 • Leasehold

16 Luddington House is a beautifully presented ground floor apartment and is part of a superb, skilfully designed conversion of a handsome Grade II listed mansion believed to date from 1660, set in wonderful landscaped grounds of approximately 3.5 acres located between Egham town & Virginia Water village.

- TWO DOUBLE BEDROOMS
- MARBLE TILED BATHROOM
- OPEN-PLAN KITCHEN/LIVING ROOM
- GATED GROUNDS OF 3.5 ACRES
- TWO PARKING SPACES (ONE WITH EV CHARGER)
- LONDON HEATHROW – 15 MINUTES' DRIVE
- EGHAM & VIRGINIA WATER STATIONS – 5 MINUTES' DRIVE
- LONDON WATERLOO – UNDER 45 MINUTES

RECEPTION HALL • SPACIOUS LIVING ROOM & OPEN-PLAN KITCHEN WITH FITTED APPLIANCES • TWO DOUBLE BEDROOMS WITH FITTED WARDROBE CUPBOARDS • MARBLE TILED BATHROOM • GATED ENTRANCE & EXIT • IMPRESSIVE LANDSCAPED GROUNDS MEASURING 3.5 ACRES INCLUDING ORNAMENTAL POND • TWO DESIGNATED PARKING SPACES (ONE WITH EV CHARGER) • VISITOR PARKING

Description

Luddington House is an elegant Grade II listed mansion, believed to date from 1660, converted in 2020 by specialist developer The Jaspar Group into luxurious homes. The central part of the mansion comprises six apartments & one three storey character townhouse whilst the two attractive 'wings' contain three apartments to each side. No.16 is a spacious two double bedroom apartment located within the right hand wing on the ground floor and has direct access from the grounds rather than via a communal area.

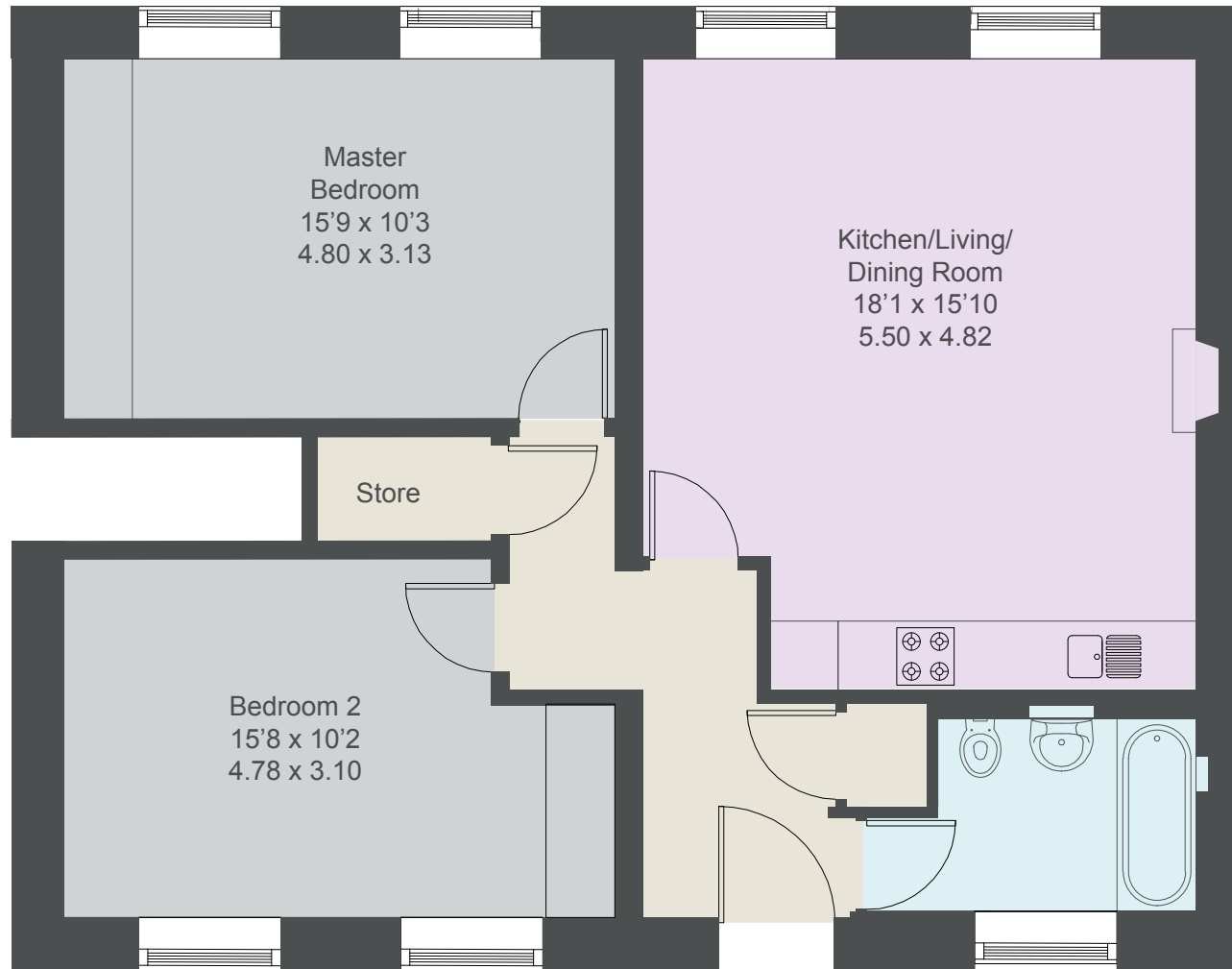
New build townhouses and cottages were also constructed within the grounds with each exquisite residence designed to showcase & complement the beautiful detailing of the 17th Century building combining classical character with contemporary living, including each property benefitting from two designated parking spaces, one of which includes an EV charger.

This exclusive, gated development is conveniently located between Virginia Water village and the town of Egham, both of which provide a mainline railway service to London Waterloo & Reading. Heathrow Airport is only 15 minutes' drive and the renowned Great Fosters Hotel about 300 yards away.

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 and proceed in the direction of Egham. After approximately one mile and after passing the turning into Luddington Avenue, take the second gated driveway turning (the first is the exit driveway) into Luddington House.

Approximate Gross Internal Floor Area :
Total 71.46 sq m / 769 sq ft



Ground Floor

↑
IN

EPC: D61.

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: 25TAB012909233 HPI ©2023 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.

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