



**LUDDINGTON HOUSE**  
**VIRGINIA WATER**



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**LUDDINGTON HOUSE IS AN ELEGANT DEVELOPMENT OF 21 LUXURY APARTMENTS AND HOUSES IN THE HEART OF VIRGINIA WATER, SITUATED ON A GRADE II-LISTED ESTATE UNDER FIVE MINUTES' DRIVE AWAY FROM THE TRAIN STATION PROVIDING QUICK AND EASY ACCESS INTO LONDON.**

Each one of the exquisite residences has been finished to the most exacting standards, designed to showcase the beautiful period detailing of this 17<sup>th</sup>-century building. Surrounded by superb landscaped gardens, Luddington House offers contemporary living in one of the most desirable places to reside within reach of central London.

Virginia Water is ideally located close to local transport links as well as beautiful woodland, royal parks and world-class golfing facilities.





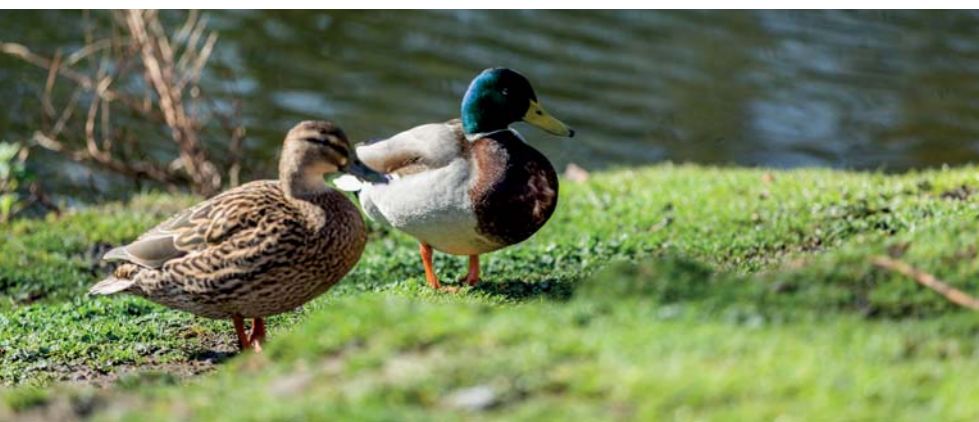


**“ CLASSIC 17<sup>TH</sup>-CENTURY  
STUCCO AND BEAUTIFULLY  
LANDSCAPED GARDENS  
SURROUNDED BY THE  
OPEN GREEN SPACES AND  
PLENTIFUL AMENITIES OF  
VIRGINIA WATER.”**



# ANCIENT HISTORY AND CONTEMPORARY DESIGN COMBINE IN THE GLORIOUS COUNTRYSIDE OF LEAFY SURREY

Luddington House is situated midway between Virginia Water and Egham stations, offering fast and direct services to London Waterloo. Surrounding the town, the historic water meadows of Runnymede and the royal parks provide attractive green spaces for walking.



## ELEGANT 17<sup>TH</sup>-CENTURY DESIGN, MODERN MATERIALS

A vision in graceful white stucco, Luddington House is a fabulous example of Georgian architecture, updated over the centuries and now restored to its former glory. In keeping with the architectural styles of the era, many of the character features have been retained and fully refurbished, including an oval roof lantern, ornate pilasters and vast sash and Palladian windows.

Today the property provides a contemporary residence with a real feel of the building's history, renovated to an exceptional standard and affording the elegance of a Georgian townhouse in the heart of some of southeast England's loveliest countryside.





# AN IDYLIC PLACE TO LIVE, A SHORT DISTANCE FROM ASCOT, WINDSOR, THE M25 AND CENTRAL LONDON



## Train Station

- Virginia Water  
1.3 miles
- Egham  
1.3 miles
- Staines  
3.1 miles
- Chertsey  
4.0 miles
- Longcross  
4.0 miles



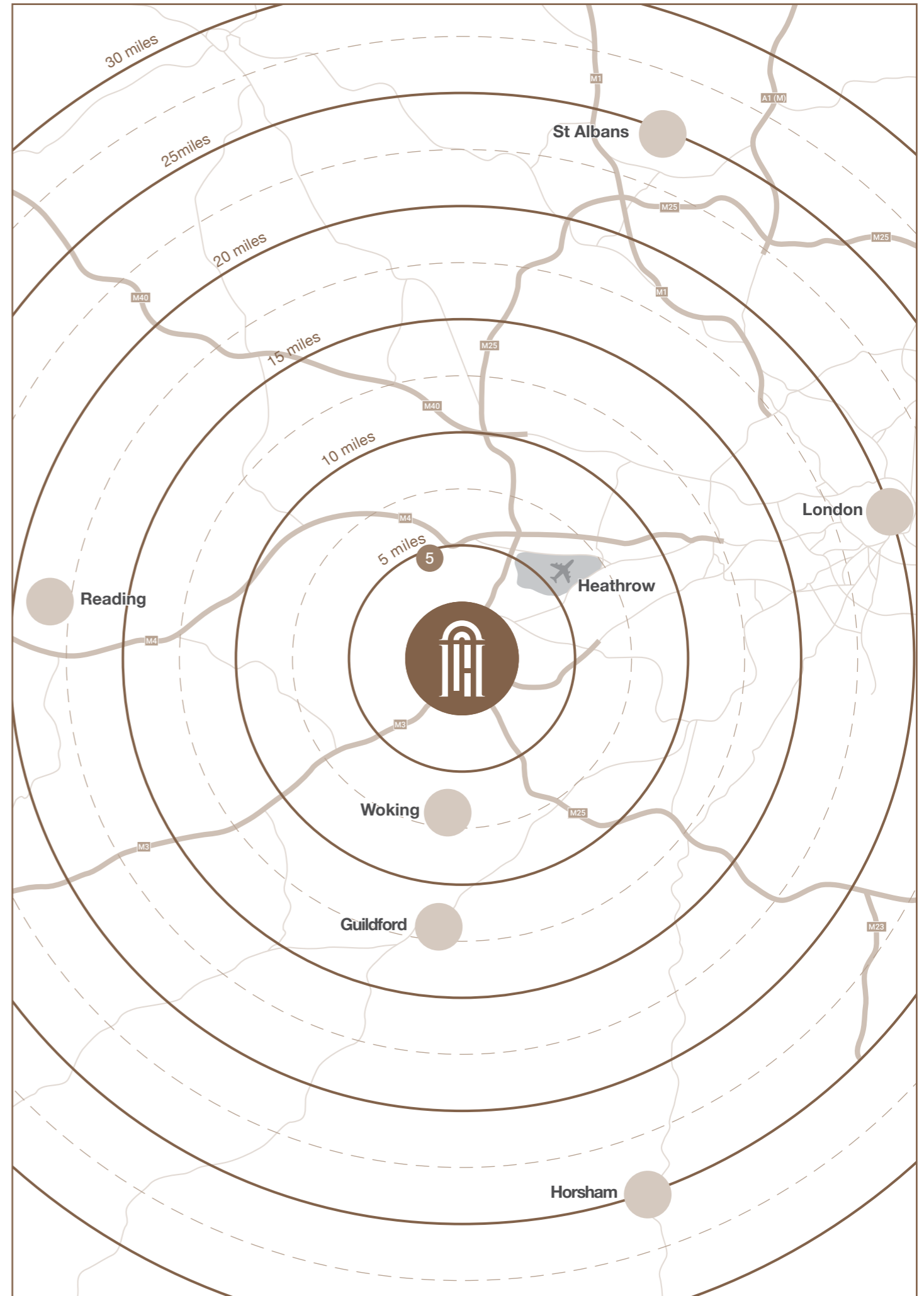
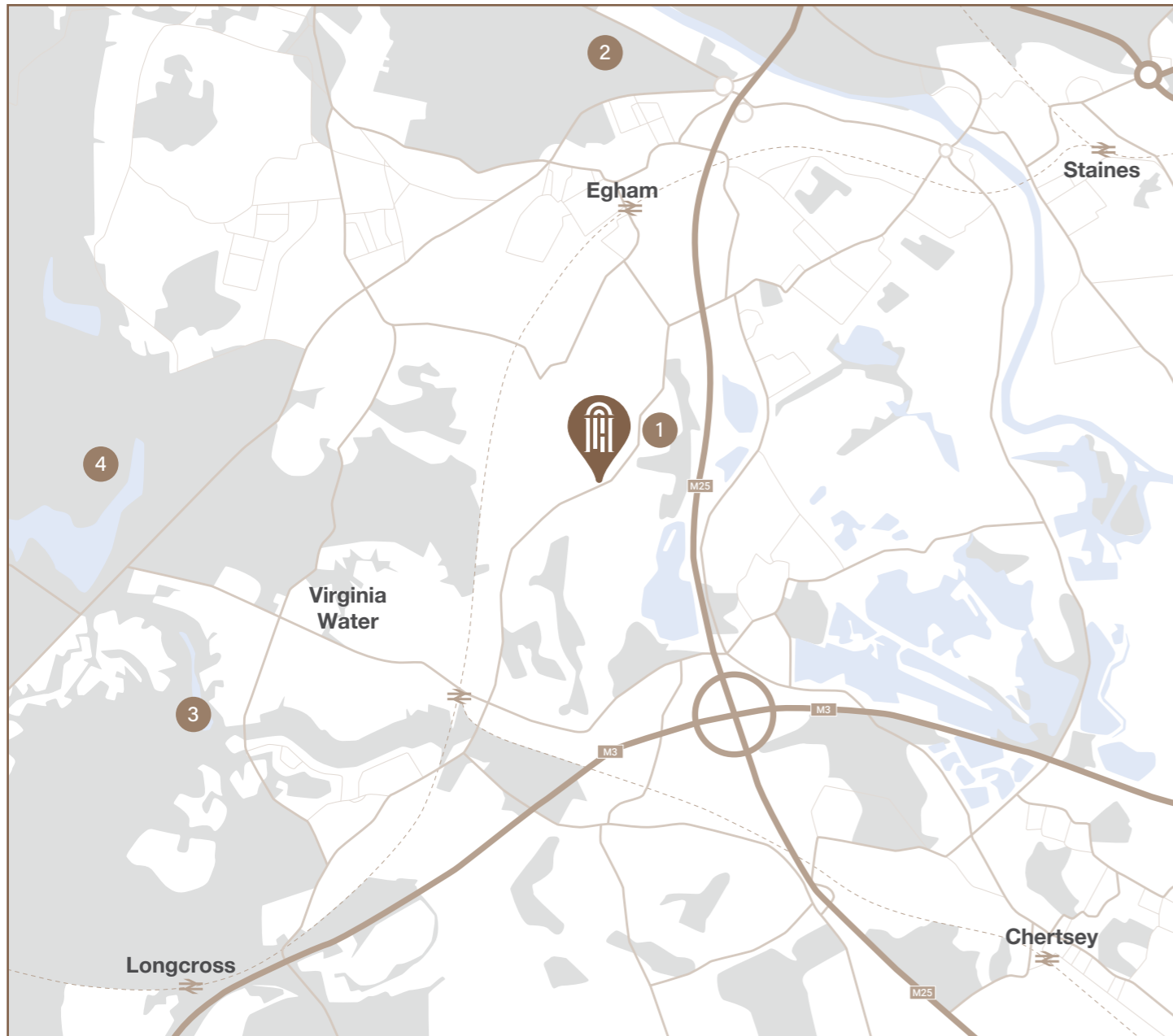
## From Luddington...

- M25 (junction 13)  
3.2 miles
- Heathrow Airport  
5.9 miles
- Ascot  
6.8 miles
- Windsor  
7.5 miles
- West End  
23.8 miles



## From Luddington...

1. Great Fosters, hotel & restaurant – 0.4 miles
2. Runnymede  
2.2 miles
3. Wentworth Golf Club  
2.9 miles
4. Virginia Water Lake  
4.1 miles
5. Windsor Castle  
7.0 miles





## CLEAN LINES: CONTEMPORARY STYLE. A BEAUTIFULLY RESTORED GRADE II-LISTED MANSION SET WITHIN 6 ACRES OF PRIVATE GARDENS AND GROUNDS.

After a meticulous renovation, this 17<sup>th</sup>-century property once again offers a striking and luxurious place to live among some of England's finest homes, in the desirable town of Virginia Water.

Both inside and out, Luddington House has been extensively improved. Surrounded by beautifully landscaped gardens, the property is separated into 21 fabulous individual residences, each one beautifully appointed with modern design touches that perfectly complement the retained character features.

Highlights include bespoke wardrobes and doors, stylish kitchens accented with granite work surfaces and high-specification Siemens appliances and sumptuous bathrooms with white Carrera marble tiling.

At the centre of the development, an elegant carriage driveway is anchored by a feature water fountain, surrounded by pockets of colourful planting to provide seasonal interest and existing mature trees affording shade and privacy.

There is CCTV fitted to the communal areas for increased site security.







**A CHARACTERFUL GRADE II LISTED DEVELOPMENT, COMPLEMENTED BY THE MOST LUXURIOUS FIXTURES AND FITTINGS**

**GENERAL SPECIFICATION**

- Terrestrial and Satellite television points to all houses and apartments
- Telephone points in all houses and apartments
- High efficiency A-rated gas central heating and hot water system
- A mix of LED downlighters and pendants throughout
- Carpet to bedrooms
- Engineered wood flooring to hallways and living areas
- Door entry system
- Fitted wardrobes with shaker finish
- Window blinds
- All houses and apartments covered by 10-year insurance backed structural warranty

**KITCHENS**

- Granite worktops and upstand with stainless steel bowls and mixer tap
- Tewkesbury shaker door finish
- Integrated Siemens appliances
- Fridge freezer
- Dishwasher
- Multi-function electric oven
- Gas hob
- Kitchen extractor with integrated lighting
- Washer dryer

**BATHROOMS AND SHOWER ROOMS**

- Contemporary bathrooms with white sanitary ware inc. wall-hung WC
- Marble wall and floor tiles
- Chrome finished heated towel radiators
- Mechanical extract ventilation
- Thermostatic mixer showers
- Chrome taps and coordinated accessories

**AMENITIES & SECURITY**

- Videophone entry access
- Communal lighting throughout

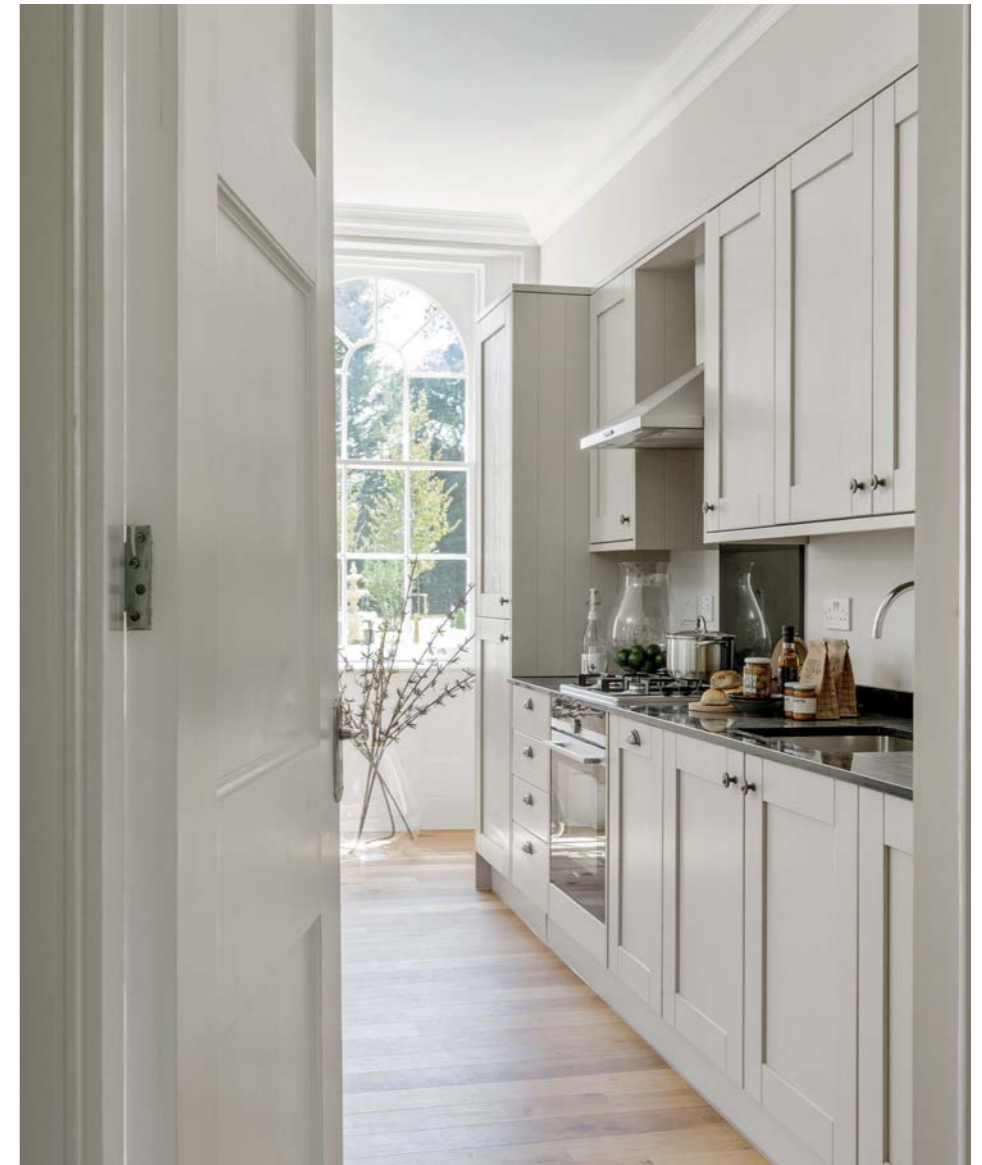




“ THE PERFECT MARRIAGE OF GEORGIAN  
DESIGN AND CONTEMPORARY FITTINGS,  
COMPLEMENTED BY RESTFUL AND  
BEAUTIFULLY LIT LANDSCAPED GARDENS ”



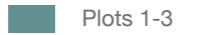

















## SITE PLAN

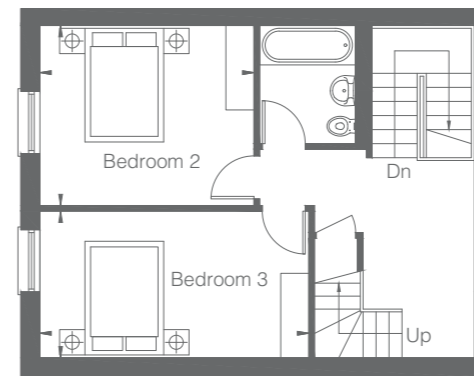
 Plots 1-3	 Plot 14
 Plots 4-5	 Plots 15-16
 Plot 6	 Plot 17
 Plot 7	 Plot 18
 Plots 8-13	 Plots 19-21



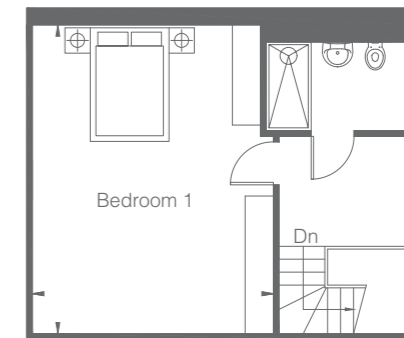
## PLOT 1

3 bedroom house (Freehold)

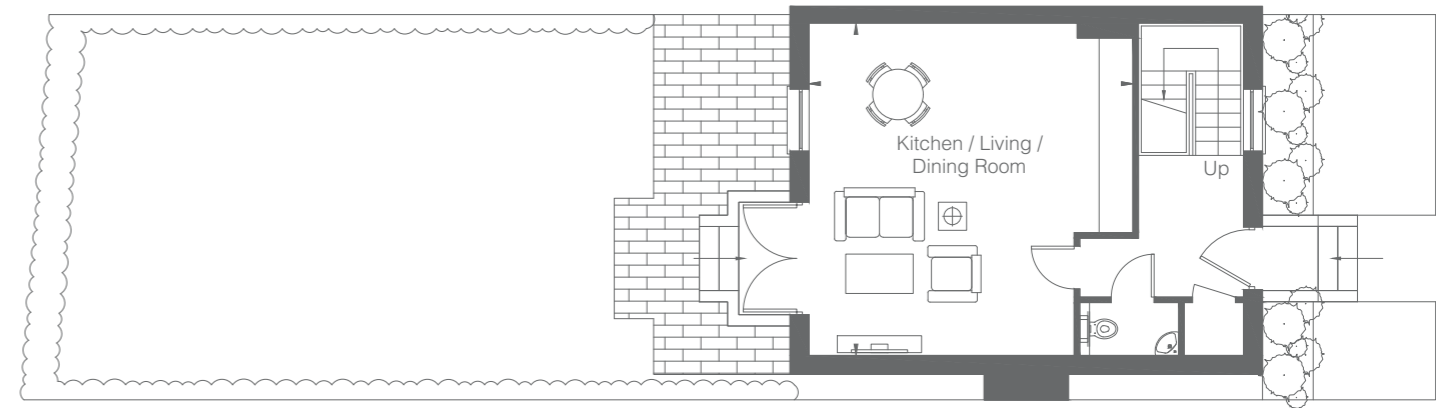
Kitchen/Living/Dining Room	5.91m x 5.76m	19'-5" x 18'-11"
Bedroom 1	5.49m x 4.28m	18'-0" x 14'-1"
Bedroom 2	3.81m x 3.20m	12'-6" x 10'-6"
Bedroom 3	4.78m x 2.61m	15'-8" x 8'-7"
<b>Total</b>		<b>118 sq m</b>



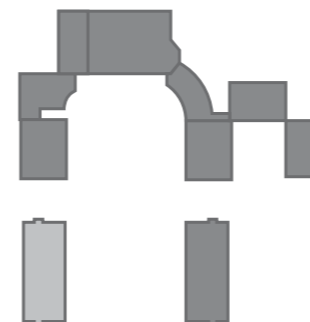
First Floor



Second Floor



Ground Floor



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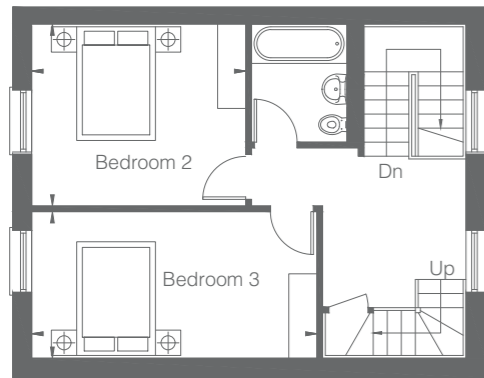




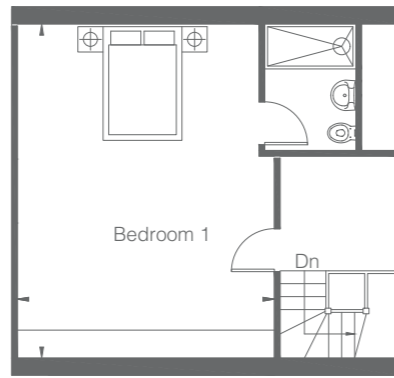
## PLOT 2

3 bedroom house (Freehold)

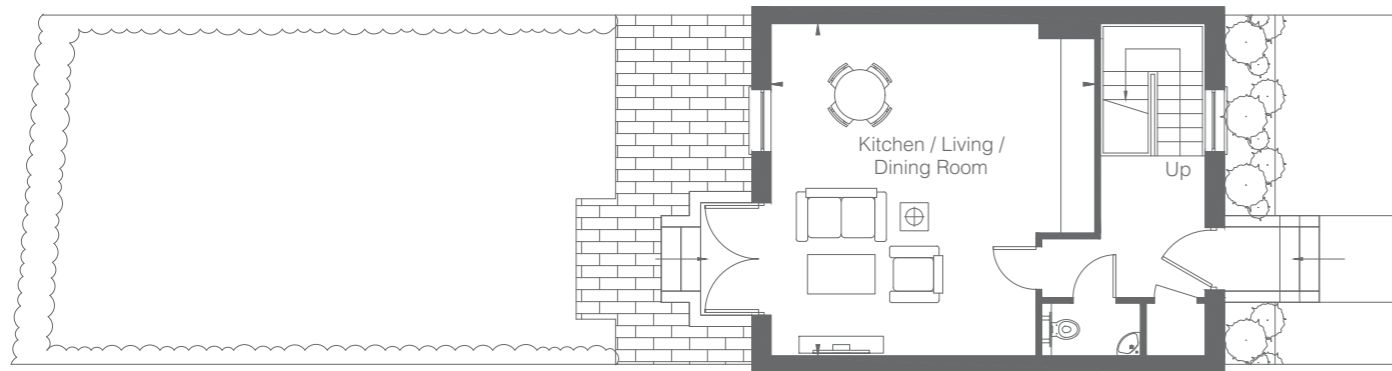
Kitchen/Living/Dining Room	5.91m x 5.76m	19'-5" x 18'-11"
Bedroom 1	5.91m x 4.57m	19'-5" x 15'-0"
Bedroom 2	3.81m x 3.20m	12'-6" x 10'-6"
Bedroom 3	5.07m x 2.61m	16'-8" x 8'-7"
<b>Total</b>		<b>124 sq m</b>



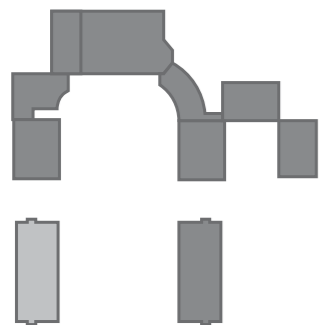
First Floor



Second Floor



Ground Floor



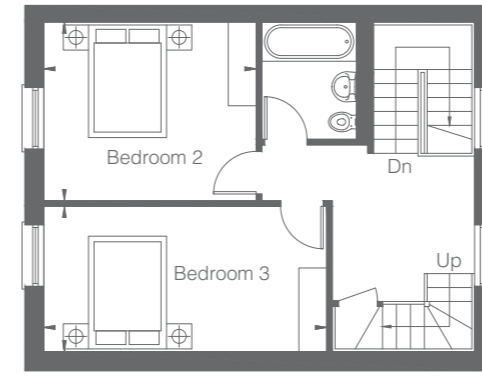
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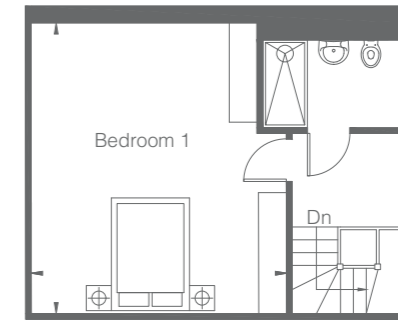
## PLOT 3

3 bedroom house (Freehold)

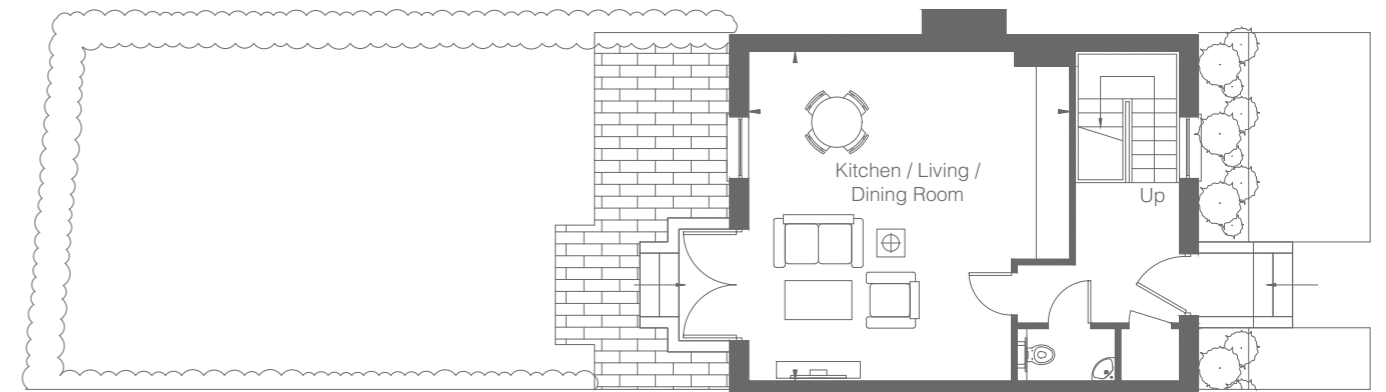
Kitchen/Living/Dining Room	5.91m x 5.76m	19'-5" x 18'-11"
Bedroom 1	5.21m x 4.58m	19'-1" x 15'-0"
Bedroom 2	3.81m x 3.20m	12'-6" x 10'-6"
Bedroom 3	5.07m x 2.61m	16'-8" x 8'-7"
<b>Total</b>		<b>115 sq m</b>



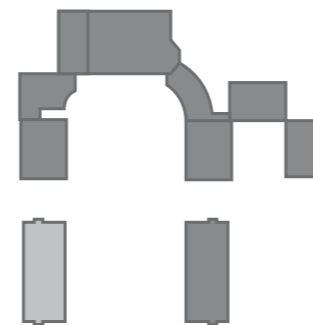
First Floor



Second Floor



Ground Floor



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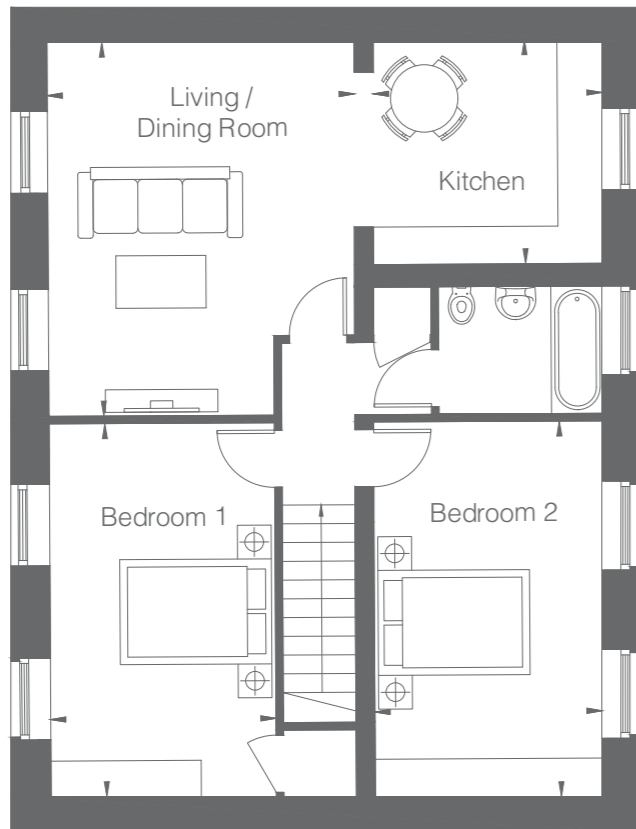




## PLOT 4

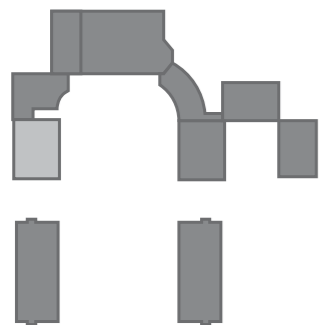
2 bedroom apartment

Living/Dining Room	4.99m x 4.09m	16'-4" x 13'-5"
Kitchen	3.05m x 2.99m	10'-0" x 9'-10"
Bedroom 1	5.00m x 3.00m	16'-5" x 9'-10"
Bedroom 2	5.00m x 3.08m	16'-5" x 10'-1"
<b>Total</b>		<b>74 sq m</b>



### First Floor

Accessed via Ground Floor



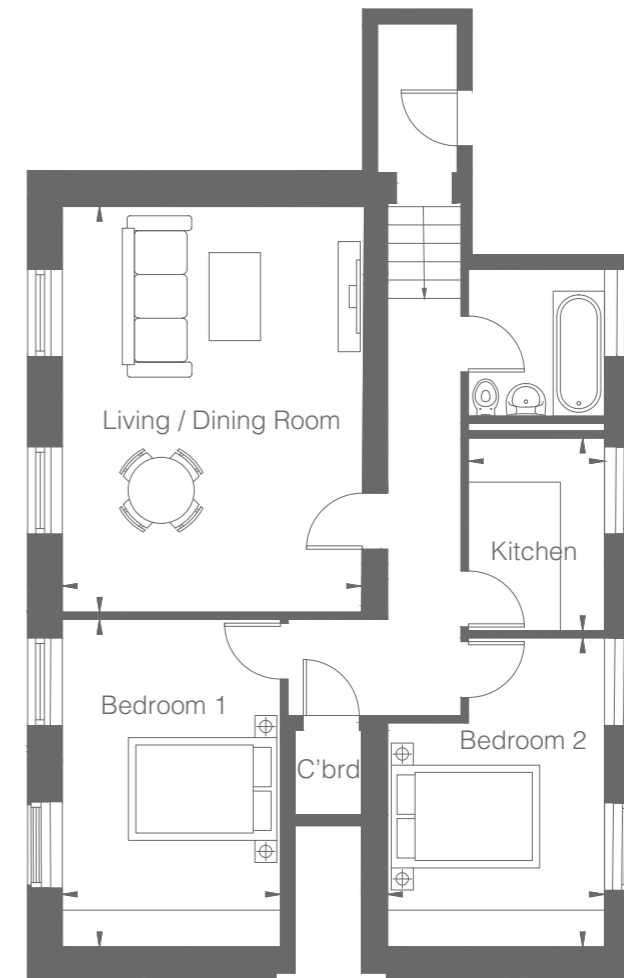
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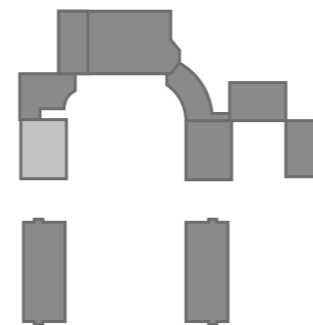
## PLOT 5

2 bedroom apartment

Living/Dining Room	5.52m x 4.07m	18'-1" x 13'-4"
Kitchen	2.62m x 1.85m	8'-7" x 6'-1"
Bedroom 1	4.46m x 2.97m	14'-7" x 9'-9"
Bedroom 2	4.21m x 2.95m	13'-10" x 9'-8"
<b>Total</b>		<b>70 sq m</b>



### Ground Floor



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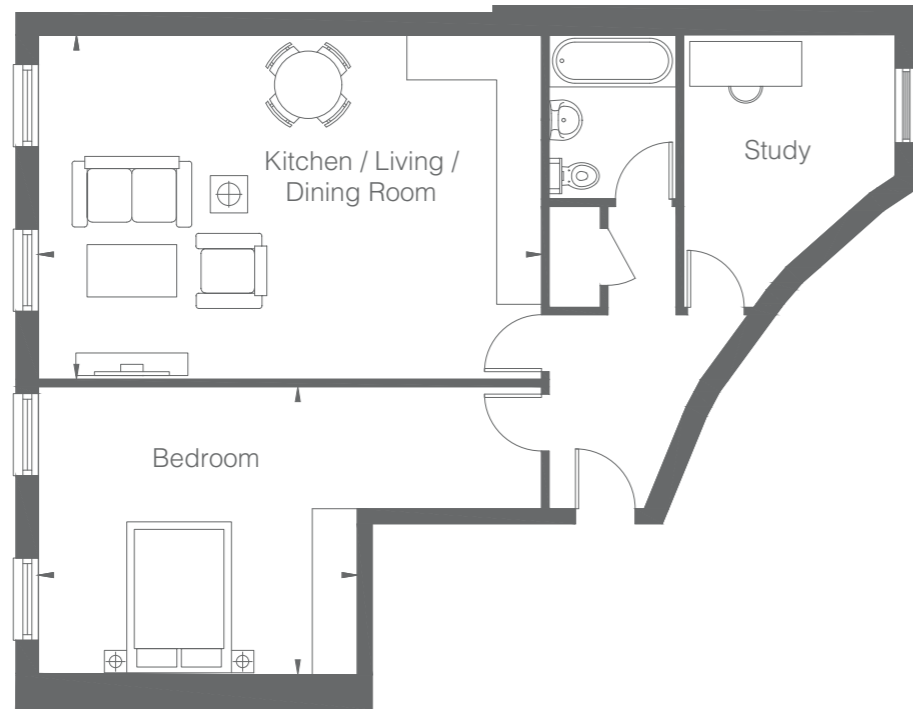




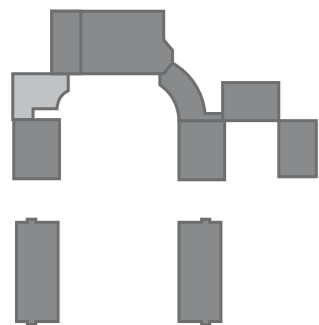
## PLOT 6

1 bedroom house (Freehold)

Kitchen/Living/Dining Room	6.73m x 4.60m	22'-1" x 15'-1"
Bedroom	4.26m x 3.85m	14'-7" x 9'-9"
Study	3.64m x 2.82m	11'-1" x 9'-3"
<b>Total</b>		<b>73 sq m</b>



Ground Floor



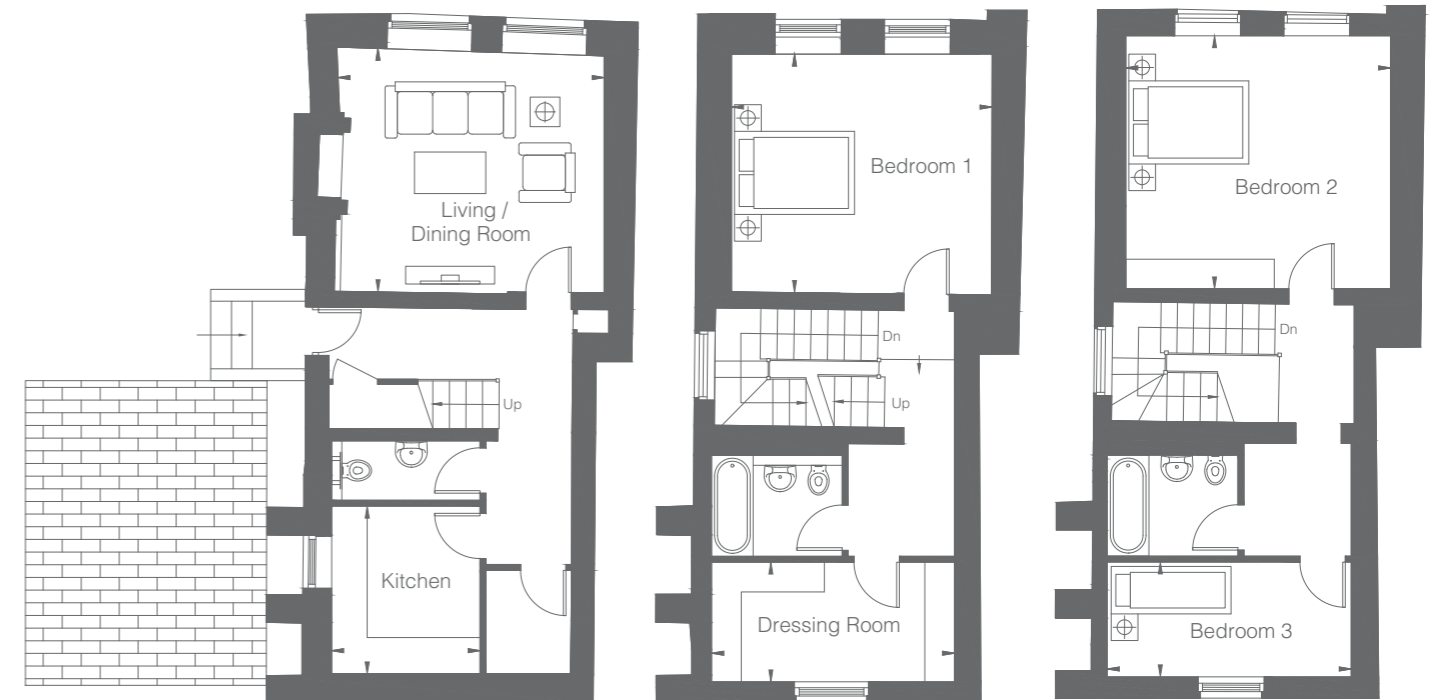
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## PLOT 7

3 bedroom house (Freehold)

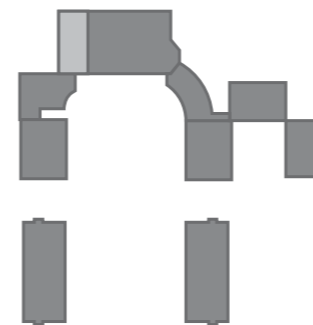
Living/Dining Room	4.49m x 4.10m	14'-9" x 13'-6"
Kitchen	2.82m x 2.50m	9'-3" x 8'-2"
Bedroom 1	4.39m x 4.01m	14'-5" x 13'-2"
Bedroom 2	4.46m x 4.26m	14'-8" x 14'-0"
Bedroom 3	4.11m x 1.93m	13'-6" x 6'-4"
Dressing Room	4.09m x 2.01m	13'-5" x 6'-7"
<b>Total</b>		<b>132 sq m</b>



Ground Floor

First Floor

Second Floor



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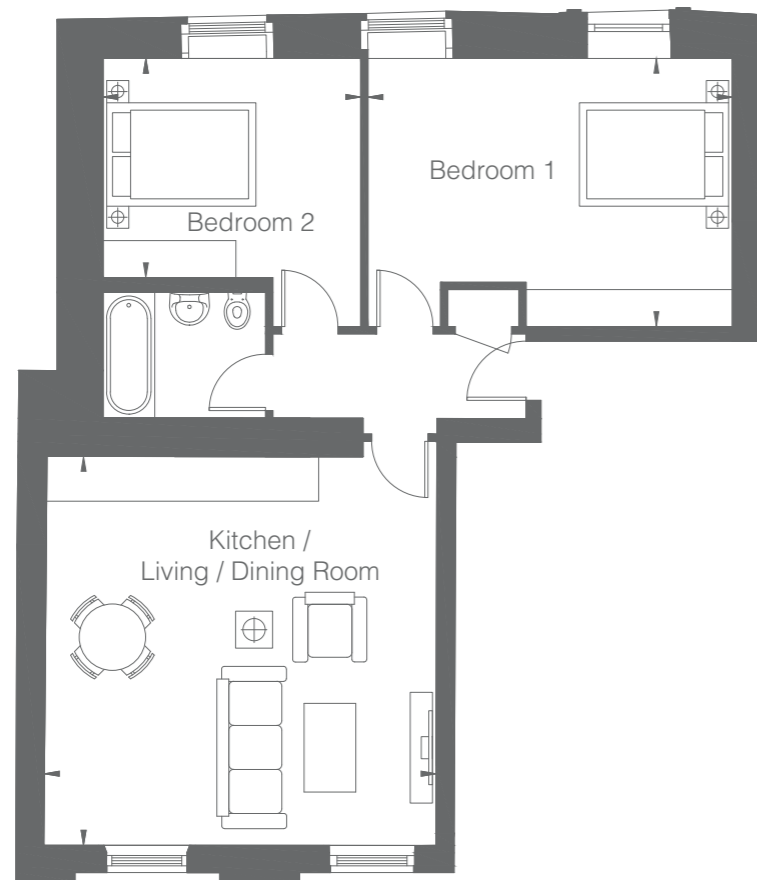




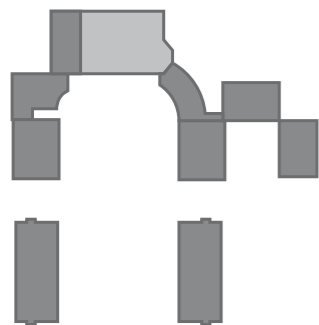
## PLOT 8

2 bedroom apartment

Kitchen/Living/Dining Room	5.30m x 5.26m	17'-5" x 17'-3"
Bedroom 1	4.93m x 3.63m	16'-2" x 11'-11"
Bedroom 2	3.49m x 2.97m	11'-5" x 9'-9"
<b>Total</b>		<b>67 sq m</b>



Ground Floor



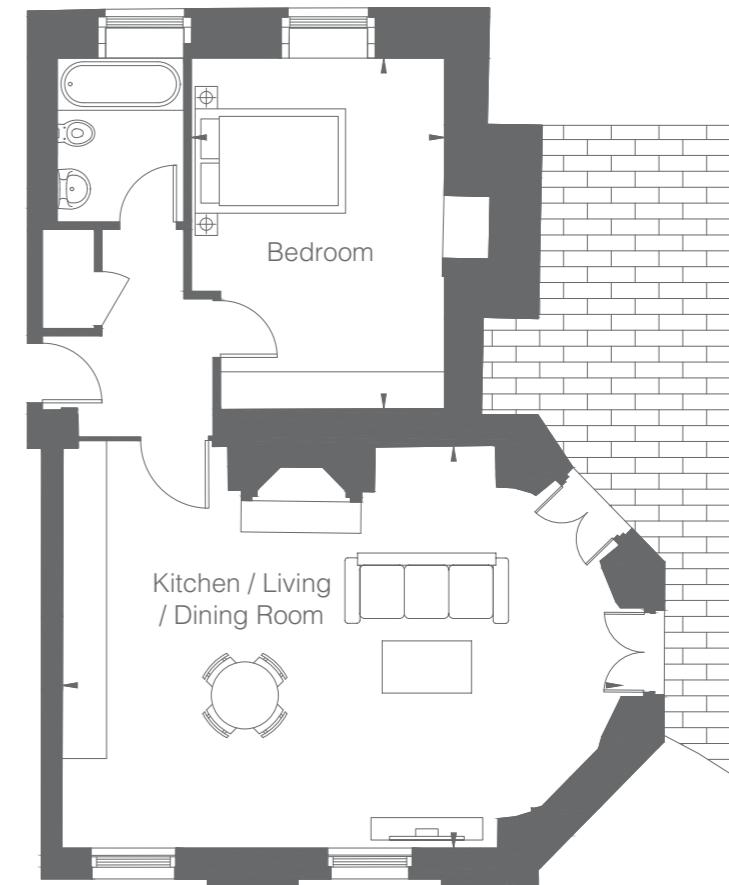
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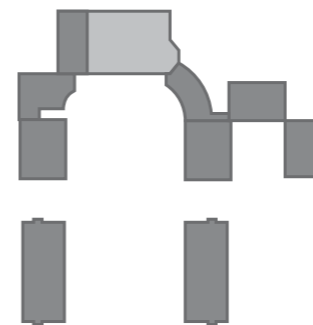
## PLOT 9

1 bedroom apartment

Kitchen/Living/Dining Room	7.50m x 5.39m	24'-7" x 7'-8"
Bedroom	4.71m x 3.40m	15'-5" x 11'-2"
<b>Total</b>		<b>64 sq m</b>



Ground Floor



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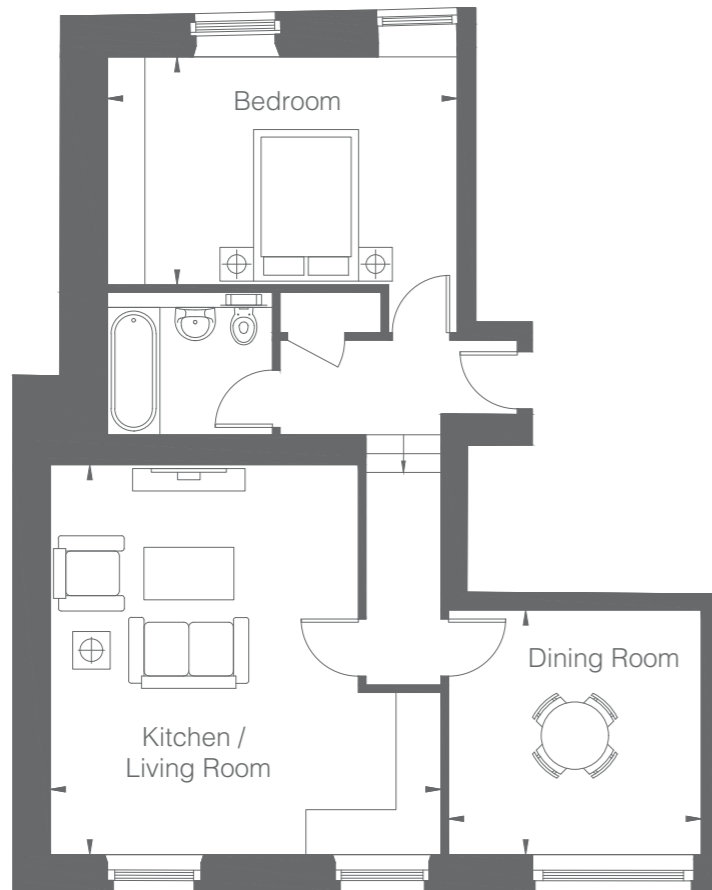




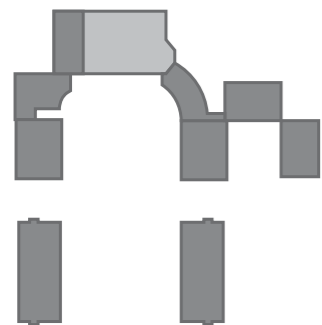
## PLOT 10

1 bedroom apartment

Kitchen/Living Room	5.20m x 5.21m	17'-1" x 17'-1"
Dining Room	3.37m x 3.26m	11'-1" x 10'-8"
Bedroom	4.66m x 3.04m	15'-4" x 10'-0"
<b>Total</b>		<b>63 sq m</b>



First Floor



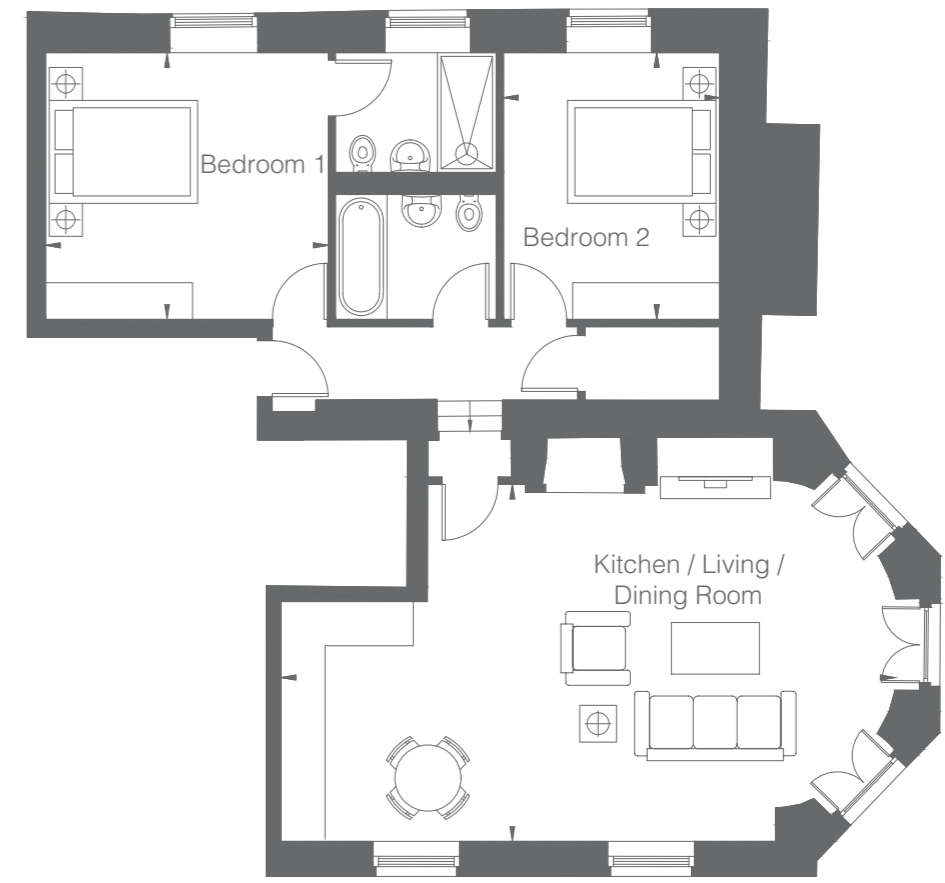
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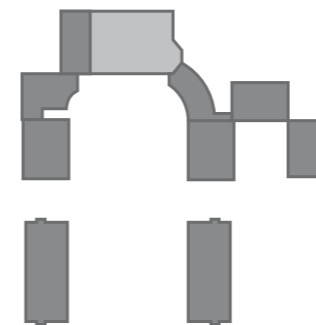
## PLOT 11

2 bedroom apartment

Kitchen/Living/Dining Room	8.36m x 4.86m	27'-5" x 15'-11"
Bedroom 1	3.85m x 3.63m	12'-7" x 11'-11"
Bedroom 2	3.63m x 2.94m	11'-1" x 9'-8"
<b>Total</b>		<b>79 sq m</b>



First Floor



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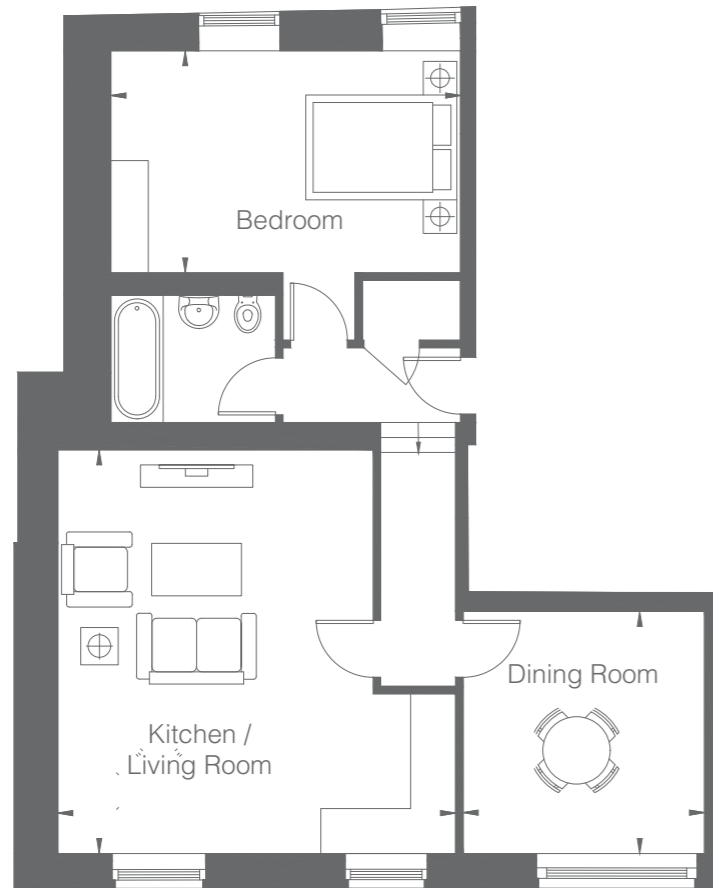




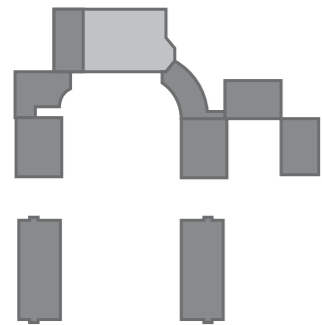
## PLOT 12

2 bedroom apartment

Kitchen/Living Room	5.32m x 5.39m	17'-5" x 17'-8"
Dining Room	3.23m x 3.23m	10'-7" x 10'-7"
Bedroom	4.67m x 2.97m	15'-4" x 9'-9"
<b>Total</b>		<b>63 sq m</b>



Second Floor



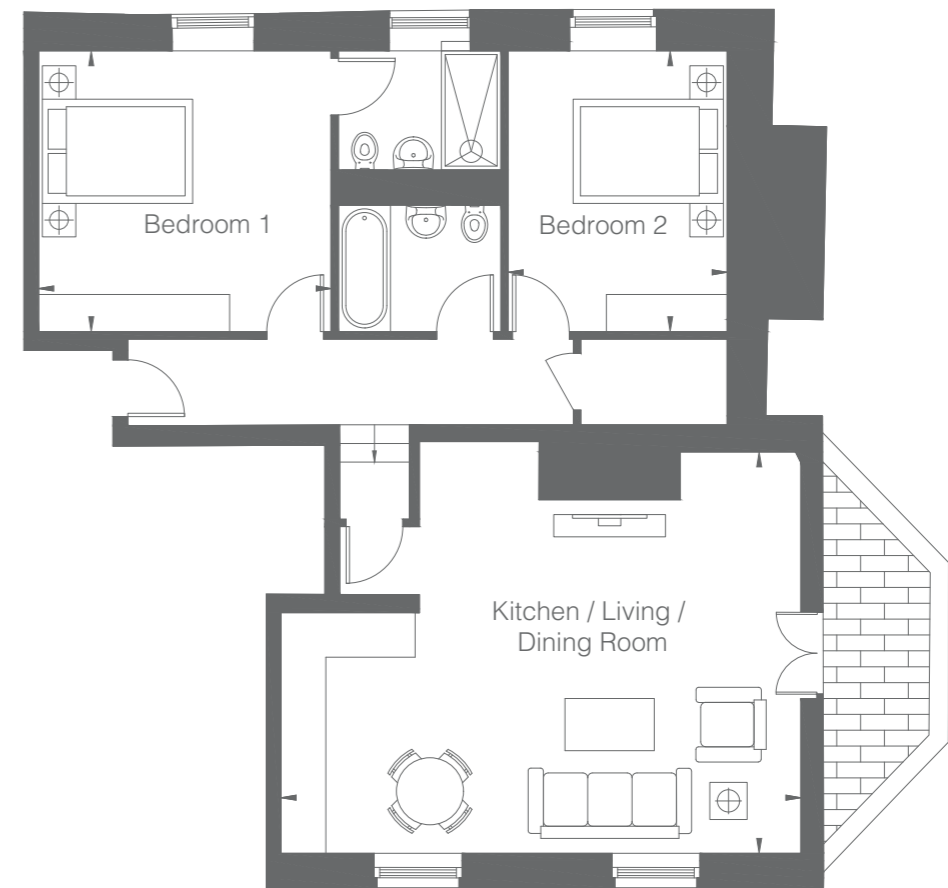
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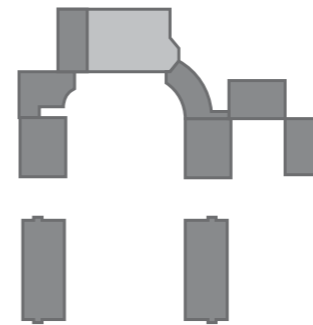
## PLOT 13

2 bedroom apartment

Kitchen/Living/Dining Room	6.99m x 5.39m	22'-11" x 17'-8"
Bedroom 1	3.93m x 3.77m	12'-11" x 12'-5"
Bedroom 2	3.77m x 2.94m	12'-5" x 19'-8"
<b>Total</b>		<b>80 sq m</b>



Second Floor



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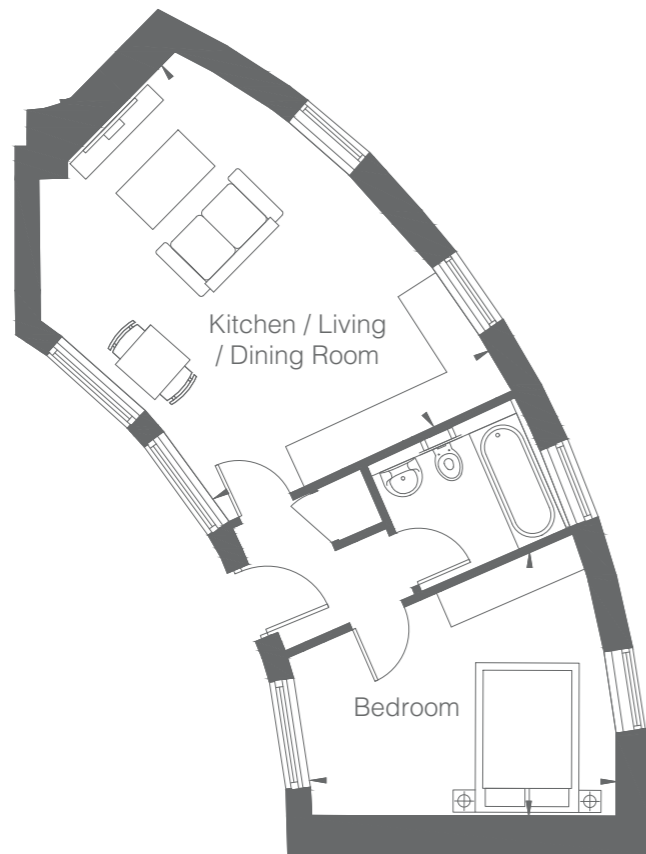




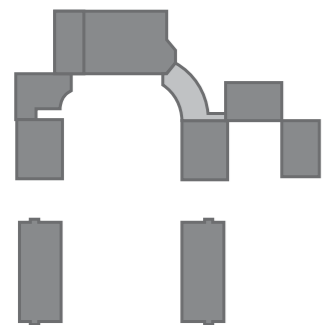
## PLOT 14

1 bedroom house (Freehold)

Kitchen/Living/Dining Room	6.09m x 4.21m	20'-0" x 13'-10"
Bedroom	4.12m x 3.56m	13'-6" x 11'-8"
<b>Total</b>		<b>44 sq m</b>



Ground Floor



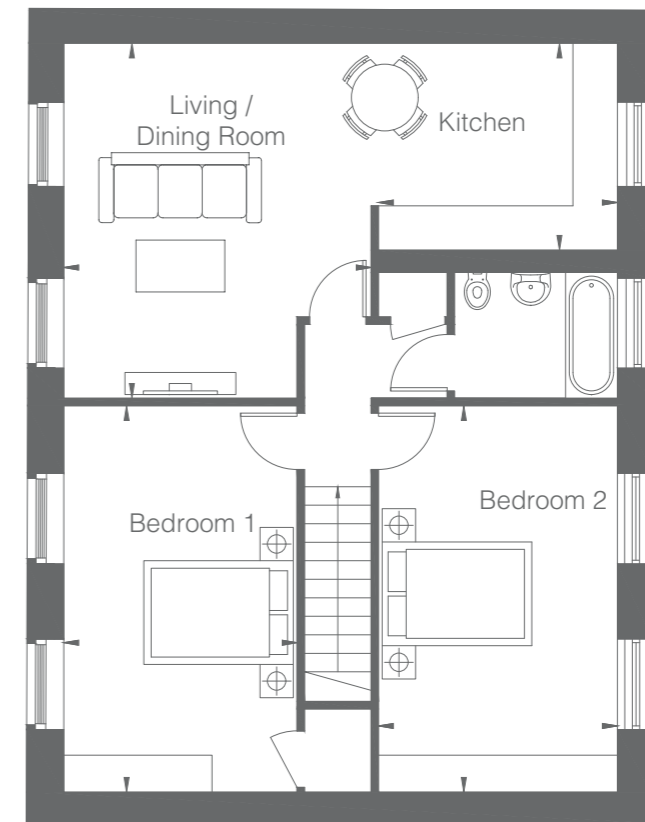
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## PLOT 15

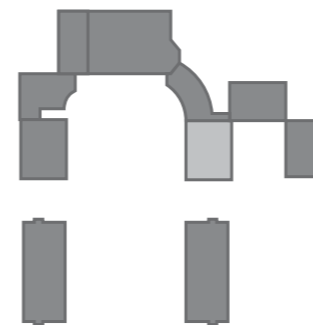
2 bedroom apartment

Living/Dining Room	4.80m x 4.15m	15'-9" x 13'-7"
Kitchen	3.23m x 2.80m	10'-7" x 9'-2"
Bedroom 1	5.22m x 3.15m	17'-1" x 10'-4"
Bedroom 2	5.22m x 3.23m	17'-1" x 10'-7"
<b>Total</b>		<b>75 sq m</b>



First Floor

Accessed via Ground Floor



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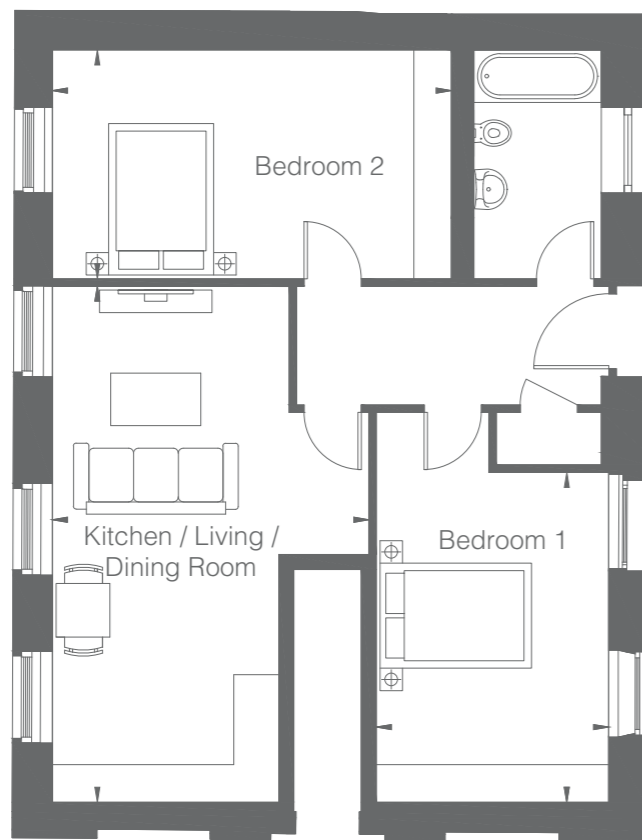




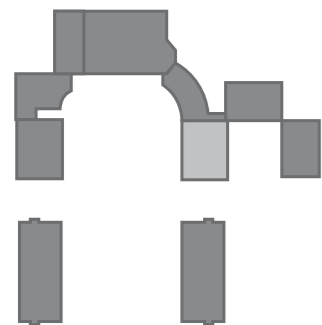
## PLOT 16

2 bedroom apartment

Kitchen/Living/Dining Room	6.88m x 4.22m	22'-7" x 13'-10"
Bedroom 1	4.40m x 3.10m	14'-5" x 10'-2"
Bedroom 2	5.32m x 3.05m	17'-5" x 10'-0"
<b>Total</b>		<b>69 sq m</b>



Ground Floor



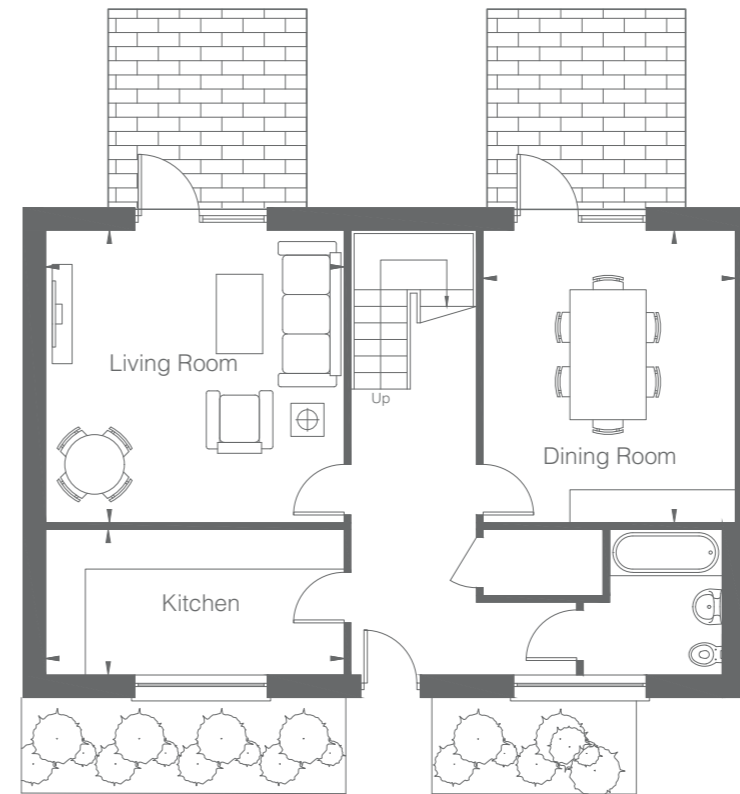
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## PLOT 17

2 bedroom house (Freehold)

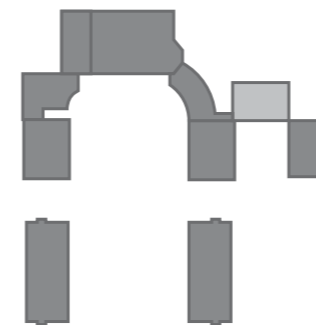
Living Room	4.51m x 4.42m	14'-10" x 14'-6"
Kitchen	4.51m x 2.20m	14'-10" x 7'-3"
Dining Room	4.42m x 3.81m	14'-6" x 12'-6"
Bedroom 1	5.80m x 4.05m	19'-0" x 13'-3"
Bedroom 2	5.80m x 3.35m	19'-0" x 11'-0"
<b>Total</b>		<b>117 sq m</b>



Ground Floor



First Floor



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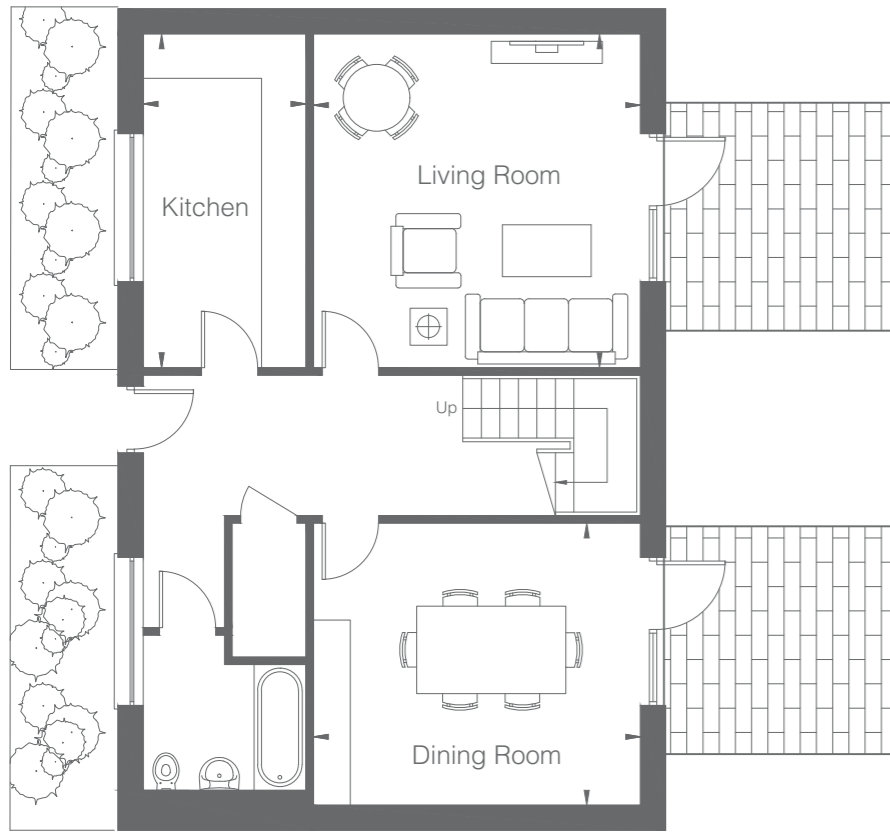




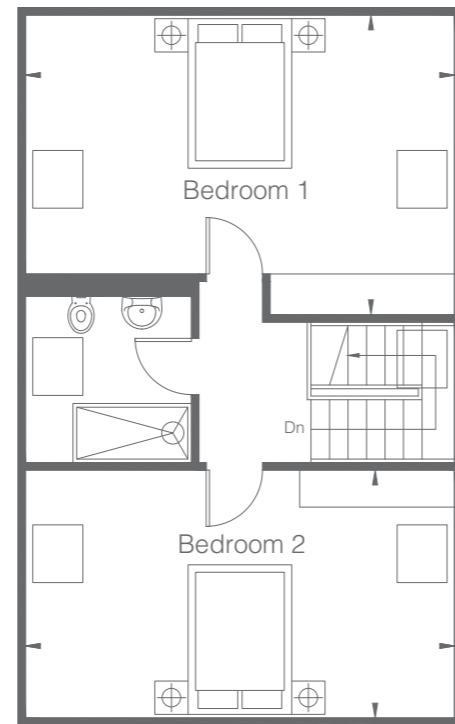
## PLOT 18

2 bedroom house (Freehold)

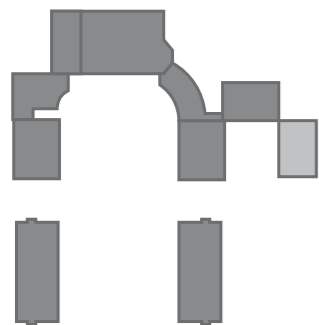
Living Room	4.51m x 4.42m	14'-10" x 14'-6"
Kitchen	4.51m x 2.20m	14'-10" x 7'-3"
Dining Room	4.42m x 3.81m	14'-6" x 12'-6"
Bedroom 1	5.80m x 4.05m	19'-0" x 13'-3"
Bedroom 2	5.80m x 3.35m	19'-0" x 11'-0"
<b>Total</b>		<b>117 sq m</b>



Ground Floor



First Floor



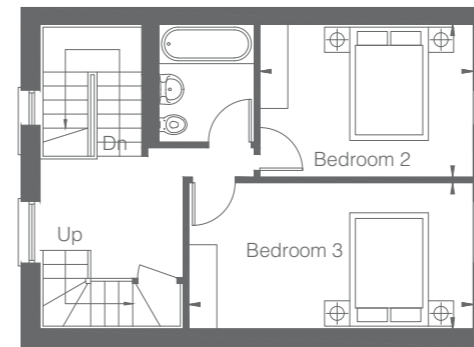
All room dimensions are subject to a +/- 50mm (2") tolerance. Kitchen and bathroom layouts are indicative only and may be subject to change. Please consult the Sales Advisor for specific room dimensions and internal layouts. This information is for guidance only and does not form any part of any contract or constitute a warranty.



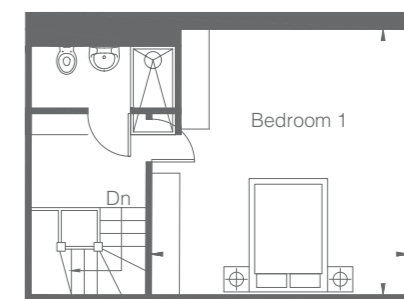
## PLOT 19

3 bedroom house (Freehold)

Kitchen/Living/Dining Room	5.91m x 5.76m	19'-5" x 18'-11"
Bedroom 1	5.21m x 4.58m	17'-1" x 15'-0"
Bedroom 2	3.81m x 3.20m	12'-6" x 10'-6"
Bedroom 3	5.07m x 2.61m	16'-8" x 8'-7"
<b>Total</b>		<b>115 sq m</b>



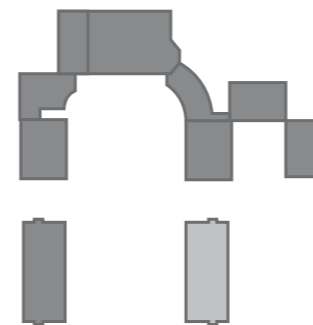
First Floor



Second Floor



Ground Floor



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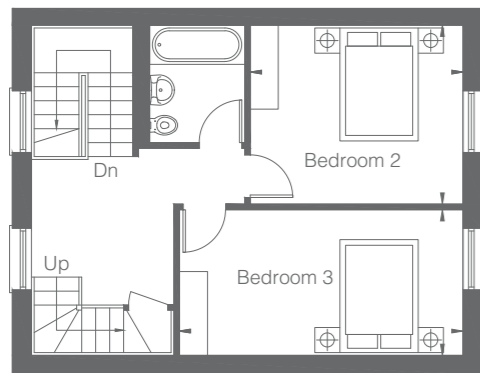




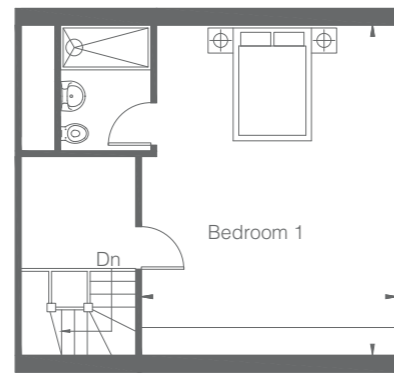
## PLOT 20

3 bedroom house (Freehold)

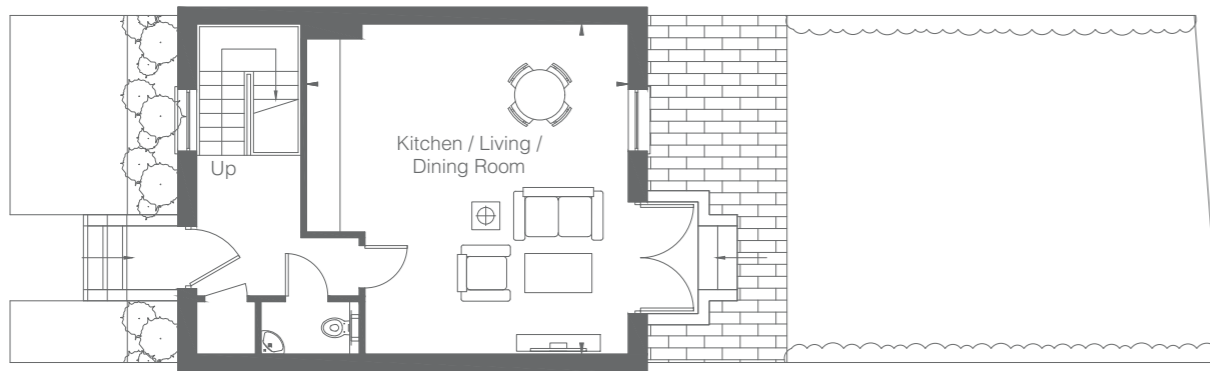
Kitchen/Living/Dining Room	5.91m x 5.76m	19'-5" x 18'-11"
Bedroom 1	5.91m x 4.57m	19'-5" x 15'-0"
Bedroom 2	3.81m x 3.20m	12'-6" x 10'-6"
Bedroom 3	5.07m x 2.61m	16'-8" x 8'-7"
<b>Total</b>		<b>124 sq m</b>



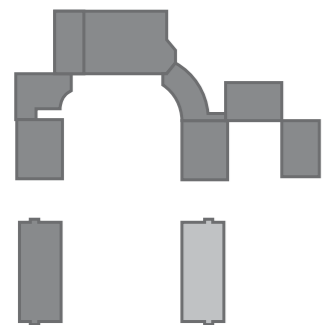
First Floor



Second Floor



Ground Floor



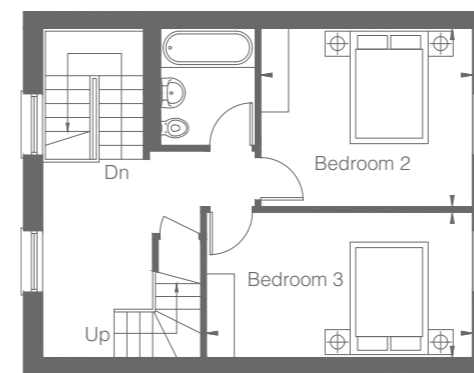
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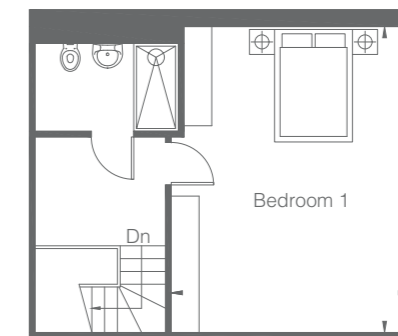
## PLOT 21

3 bedroom house (Freehold)

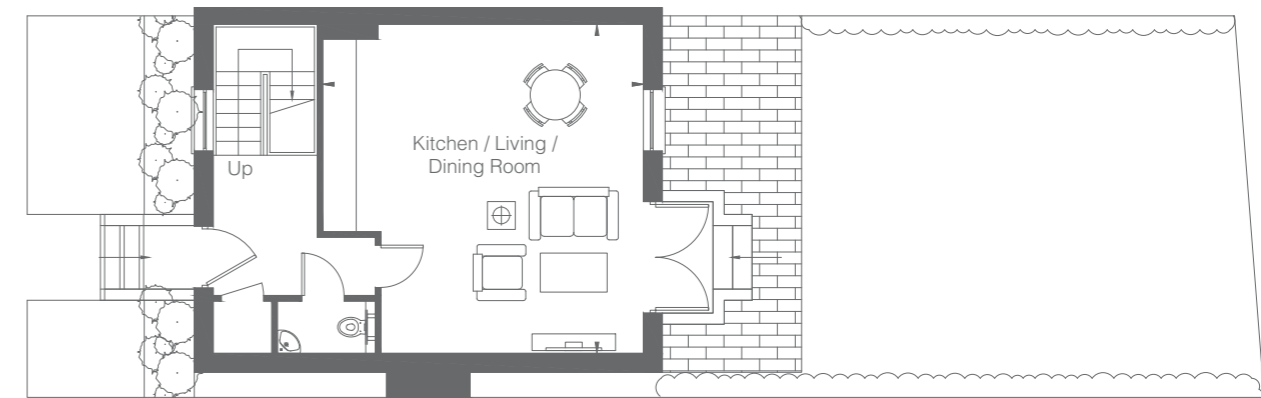
Kitchen/Living/Dining Room	5.91m x 5.76m	19'-5" x 18'-11"
Bedroom 1	5.49m x 4.28m	18'-0" x 14'-1"
Bedroom 2	3.81m x 3.20m	12'-6" x 10'-6"
Bedroom 3	4.78m x 2.61m	15'-8" x 8'-7"
<b>Total</b>		<b>118 sq m</b>



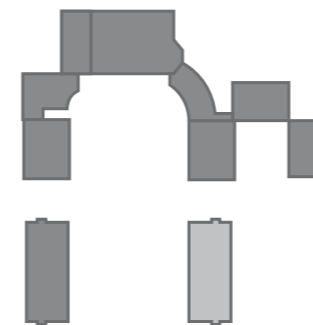
First Floor



Second Floor



Ground Floor



All room dimensions are subject to a +/- 50mm (2") tolerance. Kitchen and bathroom layouts are indicative only and may be subject to change. Please consult the Sales Advisor for specific room dimensions and internal layouts. This information is for guidance only and does not form any part of any contract or constitute a warranty.







## OUR PROVEN TRACK RECORD

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Our expertise in converting a wide range of public buildings (including hospitals and universities) to residential use is second to none. As acknowledged specialists in the conversion of Grade II listed buildings we are responsible for an enviable portfolio of major projects in prime areas within the M25.



### **Jaspar Group**

Stanmore House, 15-19 Church Road,

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