



31 CROSSLAND HOUSE
VIRGINIA WATER

BUCKINGHAMS



31 Crossland House

Holloway Drive • Virginia Water • Surrey • GU25 4SY

£975,000 Freehold

A beautifully presented, elegant four storey home forming part of an impressive Grade I Listed building and enjoying lovely views over communal grounds, in the sought after Virginia Park gated development.



- STUNNING GRADE I LISTED BUILDING
- DELIGHTFUL, SUNNY COURTYARD GARDEN
- UNDERGROUND PARKING FOR 2 CARS
- CLOSE TO VILLAGE CENTRE & RAIL STATION
- FOUR STOREY TOWNHOUSE
- COMMUNAL POOL, GYM, TENNIS COURT
- 24 HOUR MANNED SECURITY
- LONDON WATERLOO FROM 45 MINUTES

RECEPTION HALL • CLOAKROOM • STUNNING KITCHEN • DINING ROOM OPENING ONTO THE SOUTHERLY FACING COURTYARD GARDEN • DRAWING ROOM • STUDY/FOURTH BEDROOM • MASTER BEDROOM WITH EN SUITE BATH & SHOWER ROOM • TWO FURTHER BEDROOMS • SHOWER ROOM • TWO UNDERGROUND PARKING SPACES • EXCELLENT COMMUNAL FACILITIES

Description

Forming part of the stunning Crossland House Grade I Listed building in the heart of the Virginia Park estate and enjoying excellent communal facilities including 24 hour security, tennis court, sports hall, indoor swimming pool, jacuzzi & gym this is a lovely townhouse, offering bright, characterful accommodation and a delightful private South West facing courtyard garden. In our view this truly is a superb opportunity.

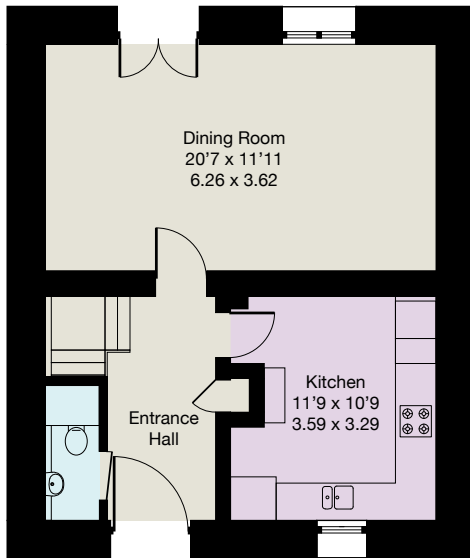
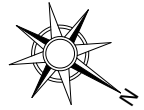
Directions

From our offices on Station Approach, Virginia Water turn right onto Christchurch Road and just after passing the rail station on your right, turn left into the walled & gated entrance to Virginia Park; the guards will direct you from there.

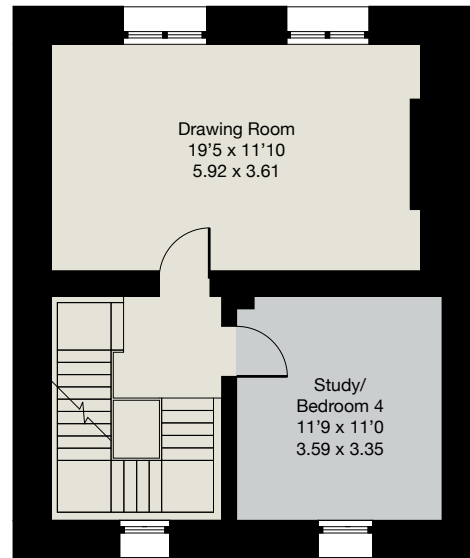


Approximate Gross Internal Floor Area :

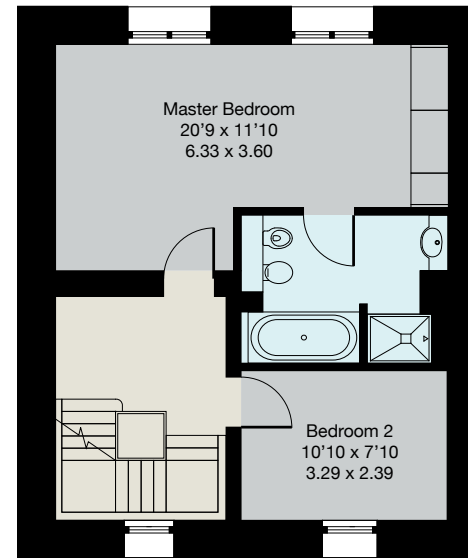
Ground Floor	47.93 sq m / 516 sq ft
First Floor	46.29 sq m / 498 sq ft
Second Floor	47.74 sq m / 514 sq ft
Third Floor	31.49 sq m / 339 sq ft
Total	173.45 sq m / 1867 sq ft



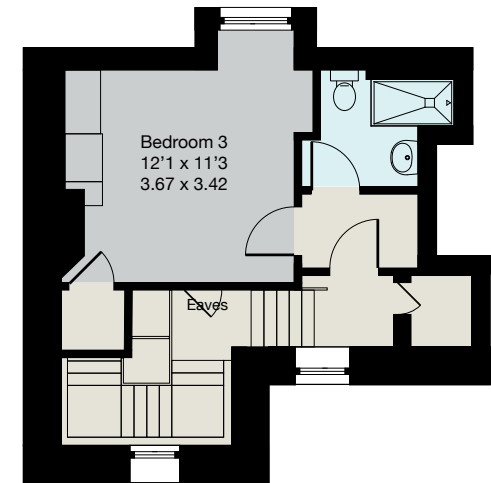
Ground Floor



First Floor



Second Floor



Third Floor

EPC: F32.

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: 31HCBO12607213 HPI ©2021 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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BUCKINGHAMS