



27 CROSSLAND HOUSE

VIRGINIA WATER

BUCKINGHAMS



27 Crossland House

Holloway Drive • Virginia Water • GU25 4SY

£1,095,000

Freehold

An excellently presented four storey townhouse 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
- COMMUNAL POOL, GYM, TENNIS COURT
- UNDERGROUND PARKING FOR 2 CARS
- LONDON WATERLOO FROM 45 MINUTES
- FOUR STOREY TOWNHOUSE
- DELIGHTFUL, SUNNY COURTYARD GARDEN
- CLOSE TO VILLAGE CENTRE & RAIL STATION
- 2024 MAINTENANCE CHARGE £11,957

RECEPTION HALL • CLOAKROOM • FULL WIDTH KITCHEN/DINING ROOM OPENING ONTO THE SOUTHERLY FACING COURTYARD GARDEN • STUDY • DRAWING ROOM • MASTER BEDROOM WITH EN SUITE SHOWER ROOM • THREE FURTHER DOUBLE BEDROOMS • FAMILY BATH & 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 enjoying a delightful private South West facing courtyard garden. In our view this truly is a superb opportunity.

Directions

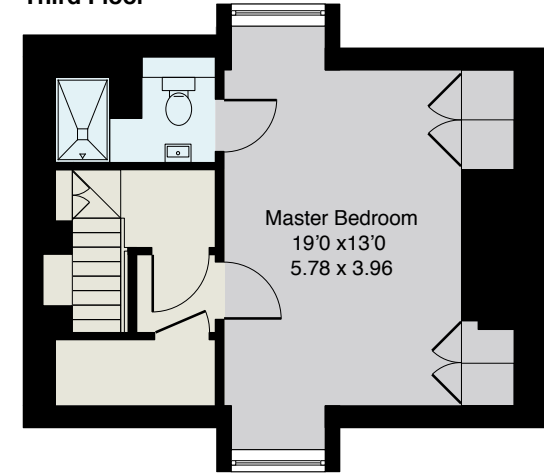
From our offices on Station Approach, Virginia Water turn right onto Christchurch Road and just after passing the rail station on your right, turn left into the walled & gated entrance to Virginia Park; the guards will direct you from there.

Approximate Gross Internal Floor Area :
 Ground Floor 47.60 sq m / 512 sq ft
 First Floor 46.99 sq m / 506 sq ft
 Second Floor 47.50 sq m / 511 sq ft
 Third Floor 30.21 sq m / 325 sq ft
Total 172.30 sq m / 1,854 sq ft

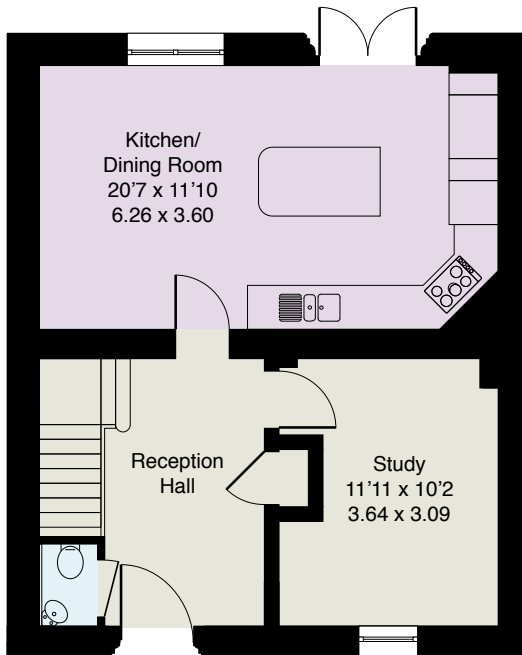


Council Tax Band H
 EPC: E51
 All Mains Services.

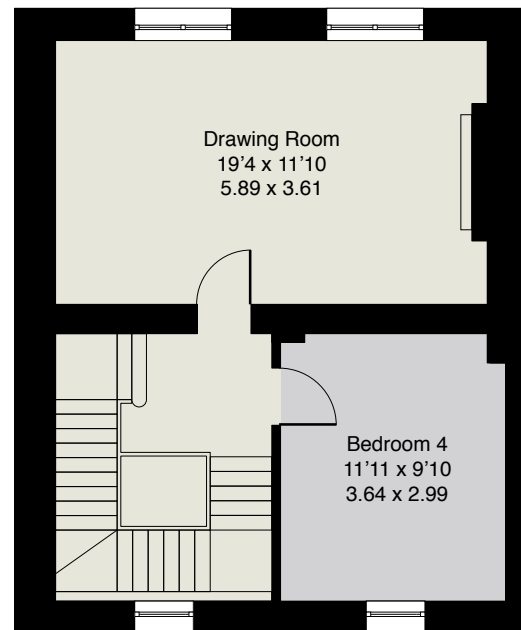
Third Floor



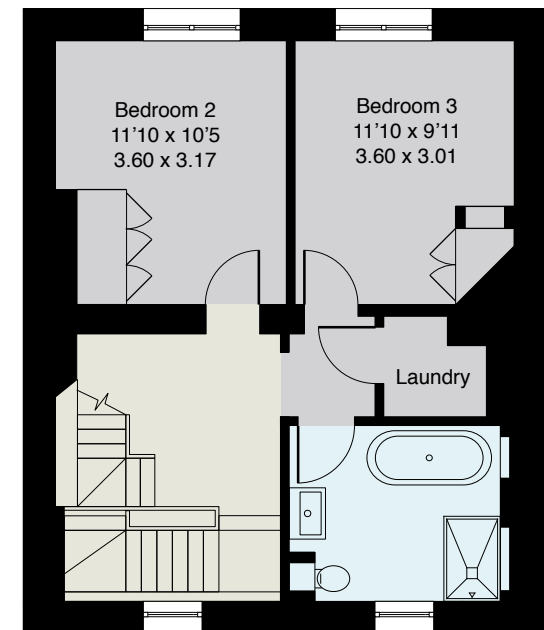
Ground Floor



First Floor



Second Floor



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: 27CHB012010223 HPI ©2022 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