



1 CROWN COTTAGES

VIRGINIA WATER

BUCKINGHAMS



# 1 Crown Cottages

Crown Lane • Virginia Water • Surrey • GU25 4HP

£829,950

Freehold

A most attractive family home of character enjoying a lovely & private rear garden, situated on a quiet lane close to the local shops and available with no onward chain.

- SPACIOUS FAMILY HOME
- 4 BEDROOMS, ONE EN SUITE SHOWER ROOM
- GARAGE PLUS PARKING FOR 3 CARS
- VILLAGE CENTRE & RAIL STATION A SHORT WALK
- CLOSE PROXIMITY TO LOCAL SHOPS
- LONDON WATERLOO FROM 43 MINS
- TUCKED AWAY, PRIVATE LOCATION
- COUNCIL TAX BAND G

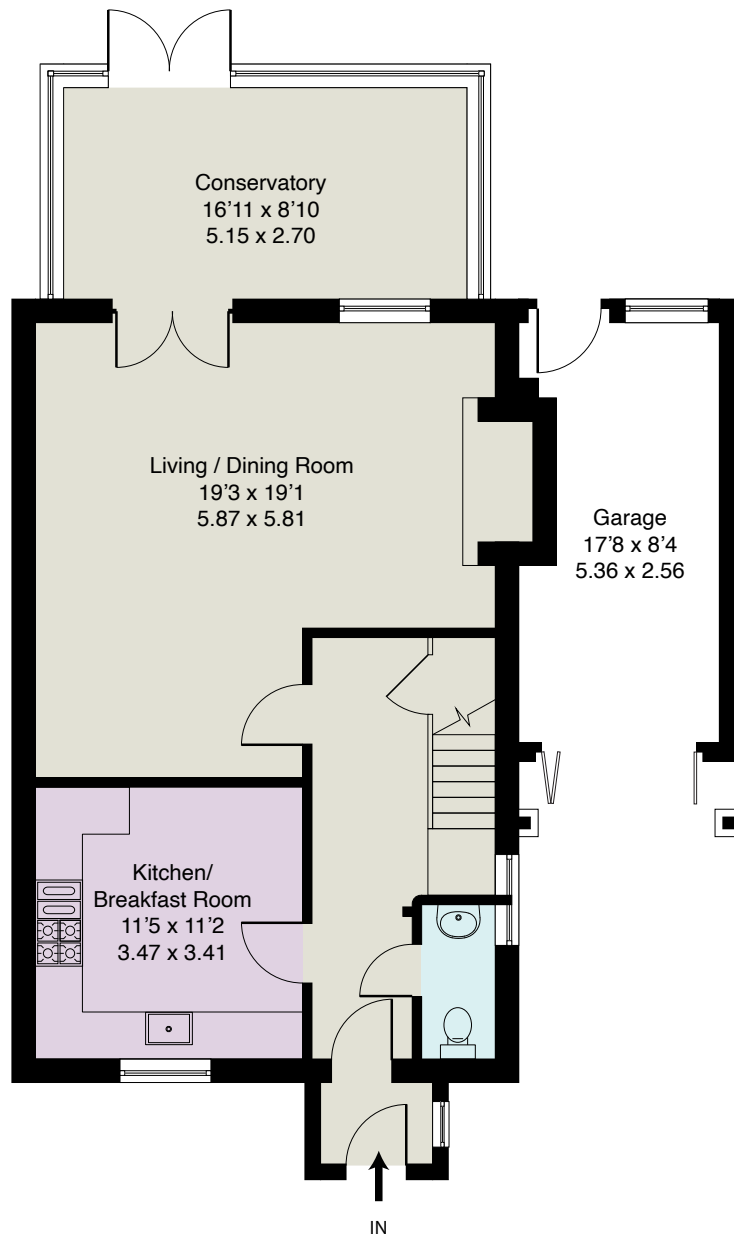
RECEPTION HALL • CLOAKROOM • KITCHEN/BREAKFAST ROOM • LIVING/DINING ROOM • CONSERVATORY • MASTER BEDROOM WITH EN SUITE SHOWER ROOM • THREE FURTHER BEDROOMS • FAMILY BATHROOM • DRIVEWAY WITH AMPLE PARKING • SINGLE GARAGE • PRIVATE REAR GARDEN

## Description

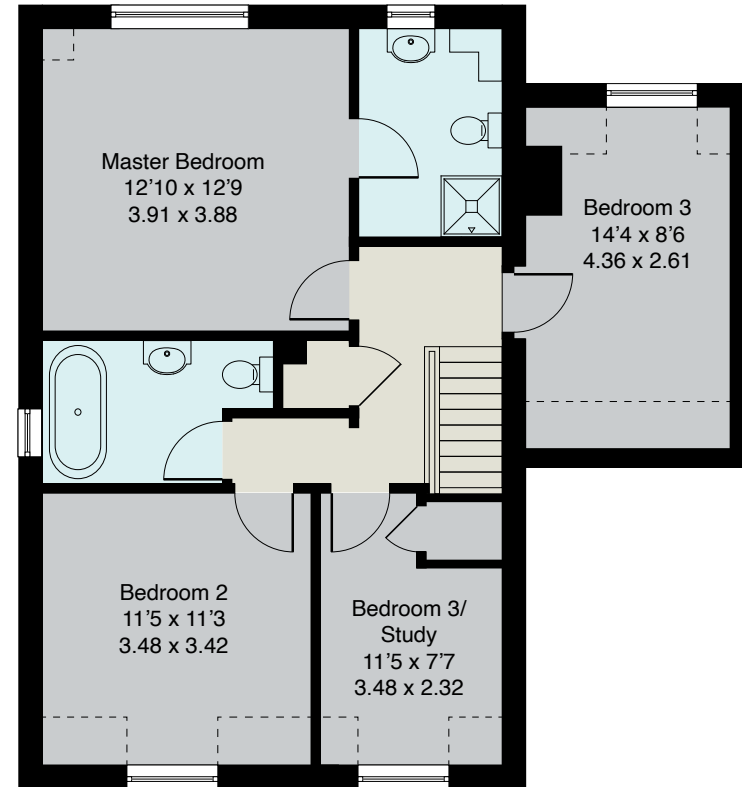
1 Crown Cottages is a truly rare find, enjoying a wealth of character including the use of traditional materials such as 16th Century beams and York stone flooring. The real focal point is the large inglenook fireplace that is positioned in the living room which compliments the already cozy feel that runs throughout the cottage. Virginia Water Centre & mainline rail station serving London Waterloo & Reading is approximately a 15 minute walk away.

## Directions

From our offices on Station Approach, Virginia Water turn right onto Christchurch Road, pass the rail station and at the traffic lights turn right onto Trumpsgreen Road. Proceed down the hill and past the shops on the right hand side and then turn left into Crown Lane. 1 Crown Cottages will be found on the left hand side approximately halfway down Crown Lane.



**Approximate Gross Internal Floor Area :**  
Ground Floor 88.10 sq m / 948 sq ft  
First Floor 62.83 sq m / 676 sq ft  
**Total 150.93 sq m / 1624 sq ft**



EPC: D60.

**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: 1CCB011210233 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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