



2 LOWER COTTAGES

VIRGINIA WATER

BUCKINGHAMS



# 2 Lower Cottages

Callow Hill • Virginia Water • Surrey • GU25 4LH

£775,000

Freehold

A truly unique extended three double bedroom cottage enjoying a wealth of character features & offering exceptional living accommodation over three floors plus a private rear garden, available with no onward chain.

- THREE RECEPTION ROOMS PLUS CONSERVATORY
- PARKING FOR 2 CARS TO FRONT, CAR PORT TO REAR
- THREE DOUBLE BEDROOMS, MASTER WITH EN SUITE
- SEMI RURAL LOCATION, 1 MILE TO SHOPS & STATION
- EXCELLENT TERRACED CHARACTER HOME
- LONDON WATERLOO FROM 42 MINS
- COUNTRY KITCHEN/BREAKFAST ROOM
- COUNCIL TAX BAND E, ALL MAINS SERVICES



RECEPTION LOBBY • CLOAKROOM • FITTED KITCHEN/BREAKFAST ROOM • SITTING ROOM • DINING ROOM • PLAYROOM • CONSERVATORY • MASTER BEDROOM WITH DRESSING ROOM & EN SUITE SHOWER ROOM • GUEST BEDROOM WITH DRESSING AREA • SECOND FLOOR BEDROOM THREE • FIRST FLOOR STUDY AREA/POTENTIAL FOURTH BEDROOM, • BATHROOM • ATTRACTIVE GARDEN WITH LARGE OUTBUILDING • PARKING FOR TWO VEHICLES TO FRONT AND CARPORT TO REAR

## Description

2 Lower Cottages is a charming middle terrace cottage which has been skilfully extended to provide superb living space plus three double bedrooms (two with dressing areas, one with a dressing room/study area); the cottage also benefits from private rear gardens, a driveway to the front plus rear access which via a driveway to the side with a car port.

The property enjoys a semi rural location with a wooded outlook and footpath access almost opposite, while being within a mile of Virginia Water village centre with it's range of shops, restaurants and rail station with services to London Waterloo, ideal for commuting; in our view this unique home is not to be missed.

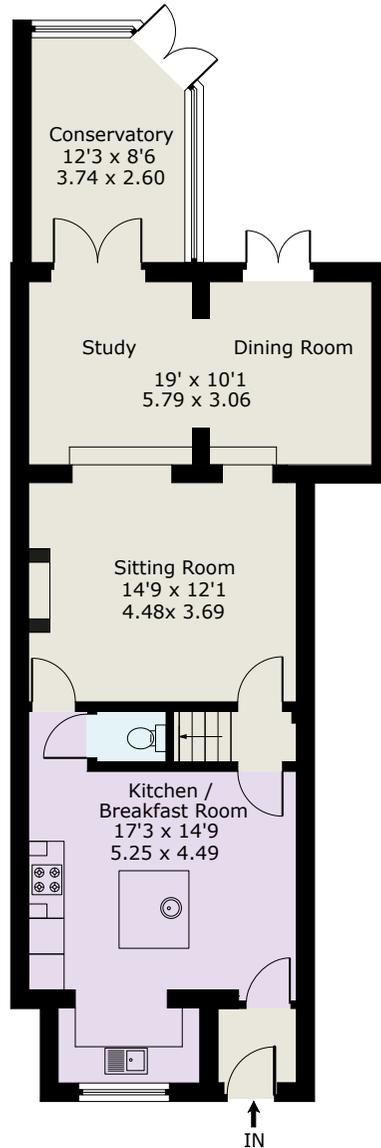
## Directions

From our offices on Station Approach, Virginia Water, turn left onto Christchurch Road and at the roundabout take the fourth exit onto Callow Hill. Proceed up the hill, then when dropping down to the bottom the cottage will be found on the left hand side just before a parking area on the right.

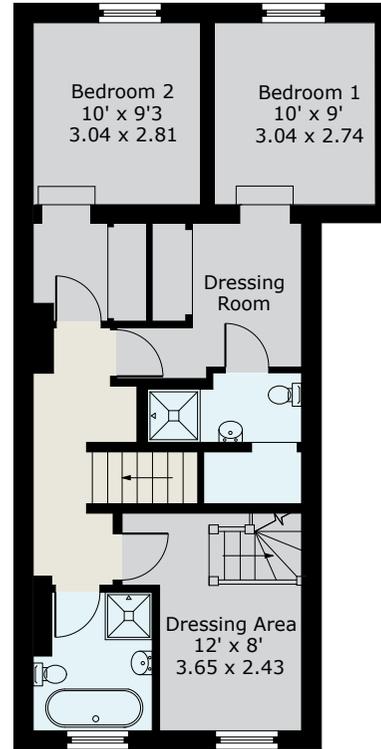




**Ground Floor**

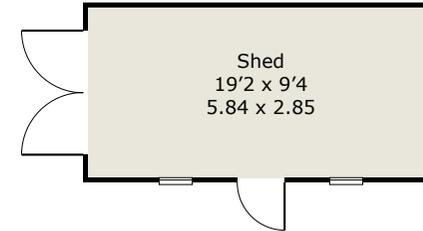


**First Floor**

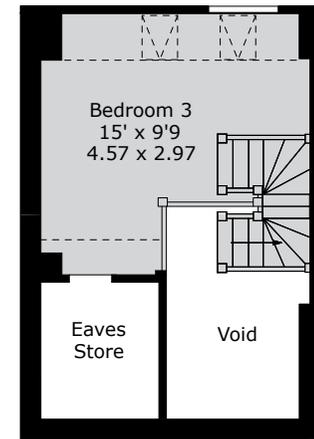


**Approximate Gross Internal Floor Area :**

Ground Floor	74.37 sq m / 800 sq ft
First Floor	57.48 sq m / 619 sq ft
Second Floor	13.69 sq m / 147 sq ft
Shed	16.64 sq m / 179 sq ft
<b>Total</b>	<b>162.18 sq m / 1745 sq ft</b>



**Second Floor**



EPC: D66.

**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: 2LCB011104253 HPI ©2025 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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