



10 LUDDINGTON HOUSE

EGHAM

BUCKINGHAMS





# 10 Luddington House

290 Stroude Road • Egham • Surrey • TW20 9UZ

**£420,000 Leasehold**

10 Luddington House is a split-level first floor apartment being part of a stunning Grade II listed mansion, originally dating it is believed from 1660, skillfully refurbished in 2020 and set within highly attractive landscaped grounds of approximately 3.5 acres equidistant between Virginia Water & Egham.

- |                                 |  |
|---------------------------------|--|
| • TWO BEDROOMS                  | • TWO DESIGNATED PARKING SPACES (ONE WITH EV CHARGER)    |
| • MARBLE TILED BATHROOM         | • UNDER FIVE MINUTES' DRIVE TO EGHAM RAIL STATION        |
| • OPEN-PLAN KITCHEN/LIVING ROOM | • LONDON HEATHROW – 15 MINUTES' DRIVE                    |
| • GATED GROUNDS OF 3.5 ACRES    | • 999 YR LEASE - 1ST JULY 2020, SERVICE CHARGE £2,266.58 |

RECEPTION HALL • LIVING ROOM & OPEN-PLAN KITCHEN WITH FITTED APPLIANCES • TWO BEDROOMS BOTH WITH FITTED WARDROBE CUPBOARDS • MARBLE TILED BATHROOM • GATED ENTRANCE & EXIT • BEAUTIFUL LANDSCAPED GROUNDS MEASURING 3.5 ACRES INCLUDING ORNAMENTAL POND • TWO DESIGNATED PARKING SPACES (ONE WITH EV CHARGER) • VISITOR PARKING • GATED IN/OUT DRIVEWAY

## Description

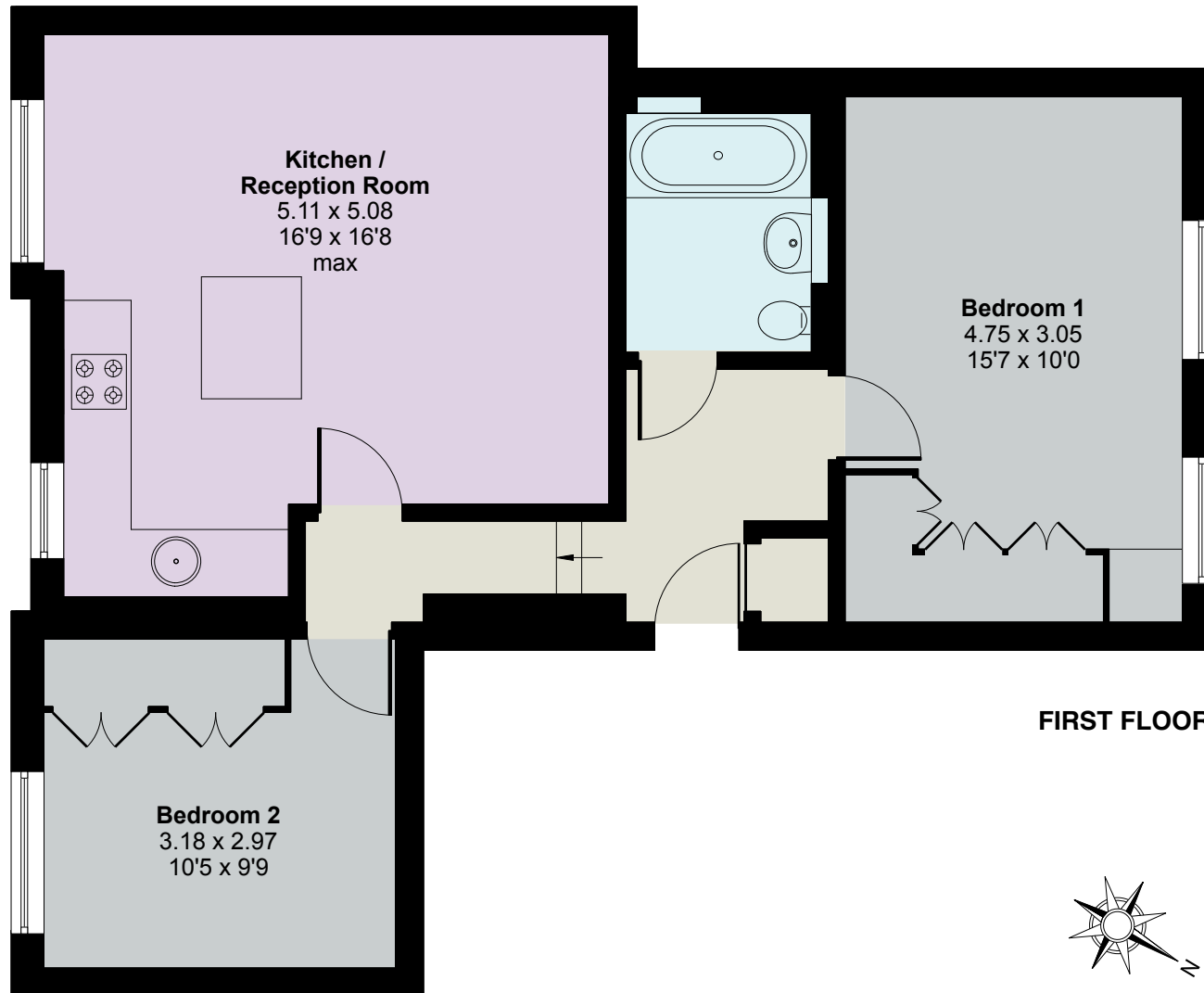
Luddington House is an elegant Grade II listed mansion, believed to date from 1660, converted in 2020 by specialist developer The Jaspar Group into luxurious homes. The central part of the mansion comprises six apartments & one three storey character townhouse whilst the two 'wings' contain three apartments to each side. No.10 is a split-level two bedroom apartment located within the centrepiece main mansion building and is approached via the impressive marble tiled communal reception hall and wide turning staircase to first floor level. The front of the apartment enjoys an excellent panoramic view over the manicured main square whilst to the rear the main bedroom overlooks the tree-lined rear lawn.

New build townhouses and cottages were also constructed within the grounds with each exquisite residence designed to showcase & complement the beautiful detailing of the 17th Century building combining classical character with contemporary living, including each property benefitting from two designated parking spaces, one of which includes an EV charger. This exclusive gated development, set in three and a half acres of landscaped grounds, is conveniently located between Virginia Water village and the town of Egham, both of which provide a mainline railway service to London Waterloo & Reading. Heathrow Airport is only 15 minutes' drive and the renowned Great Fosters Hotel about 300 yards away.

## Directions

From our offices in Station Approach, Virginia Water turn right onto Christchurch Road and proceed to the traffic light crossroads. Turn left into Stroude Road and proceed in the direction of Egham. After approximately one mile and after passing the turning into Luddington Avenue, take the second gated driveway turning (the first is the exit driveway) into Luddington House.

Approximate Gross Internal Floor Area :  
Total 61 sq m / 657 sq ft



EPC: C80.  
All Mains Services  
Council Tax Band D

**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.

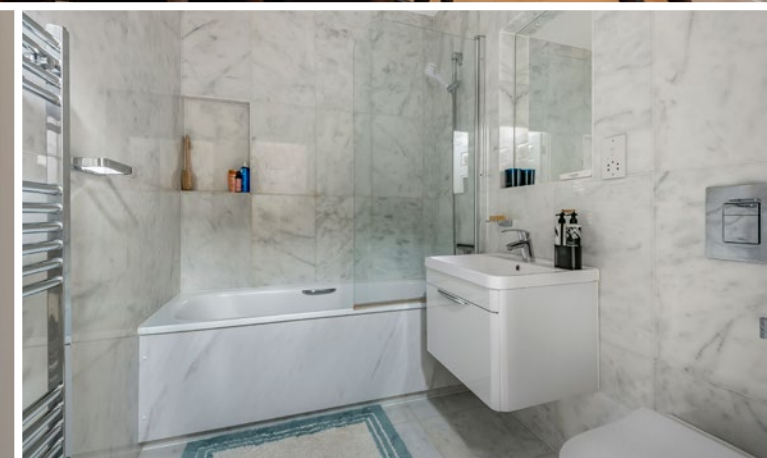
Ref: 10LHB010506253 HPI ©2025 Not to Scale. Any Areas, measurements or distances given are maximum and approximate only, no decisions without checking should be made when reliant upon them.

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