



1 LUDDINGTON HOUSE

EGHAM

BUCKINGHAMS



1 Luddington House

Stroude Road • Egham • Surrey • TW20 9UZ

£850,000 Freehold

A luxuriously appointed Georgian style end of terrace townhouse constructed in 2020 by niche developer, The Jaspar Group, enjoying a Westerly aspect to the rear and situated within a stunning gated development occupying private three and a half acre grounds, located between Egham & Virginia Water.

- GATED GROUNDS OF 3.5 ACRES
- WESTERLY FACING REAR GARDEN
- OPEN-PLAN LIVING ROOM & KITCHEN
- THREE DOUBLE BEDROOMS
- EPC RATING – B85
- UNDERFLOOR HEATING TO GROUND FLOOR
- TOP FLOOR PRINCIPAL BEDROOM SUITE
- LONDON HEATHROW - 15 MINUTES' DRIVE
- TWO PARKING SPACES (ONE WITH EV CHARGER)
- UNDER 5 MINUTES' DRIVE TO EGHAM RAIL STATION

RECEPTION HALL • MARBLE TILED CLOAKROOM • LIVING ROOM WITH OPEN-PLAN KITCHEN AND 'FRENCH DOORS' TO REAR GARDEN • SIEMENS FITTED KITCHEN APPLIANCES • SECOND FLOOR SPACIOUS PRINCIPAL BEDROOM WITH MARBLE TILED SHOWER ROOM • TWO FIRST FLOOR DOUBLE BEDROOMS • FIRST FLOOR MARBLE TILED FAMILY BATHROOM WITH UNDERFLOOR HEATING • PRIVATE REAR GARDEN ENJOYING A WESTERLY ASPECT • TWO DESIGNATED PARKING SPACES (ONE WITH ELECTRIC VEHICLE CHARGING POINT) • BEAUTIFULLY MAINTAINED COMMUNAL LANDSCAPED GROUNDS OF 3.5 ACRES • VISITOR PARKING • GATED IN/OUT DRIVEWAY

Description

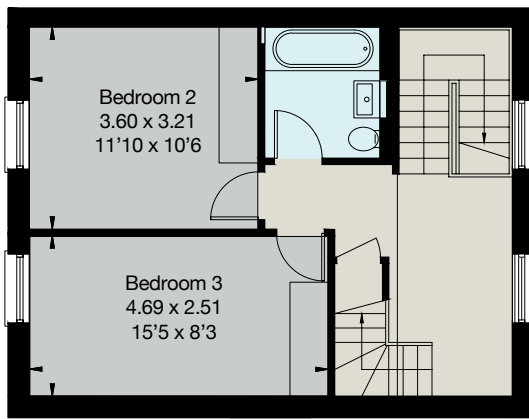
1 Luddington House is a very well presented three storey Georgian style end of terrace home constructed in 2020 by niche developer The Jaspar Group. The current owners have upgraded the specification to include a beautifully tiled ground floor with underfloor heating, new front door, new internal doors, glazed panels to the staircases, underfloor heating to the bathrooms and internal re-decoration throughout.

Luddington House itself is an elegant Grade II listed mansion, believed to date from 1660, which was skilfully converted into apartments and which together with the six new townhouses creates the stunning main square with manicured lawns and a central fountain.

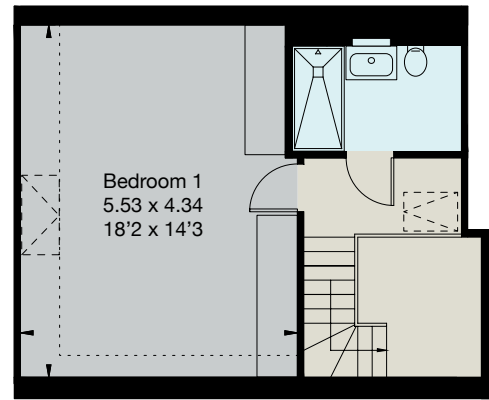
In total there are only twenty one properties occupying neatly maintained landscaped grounds amounting to three and a half acres with a gated in/out driveway, conveniently located only five minutes' drive from either Egham or Virginia Water railway stations serving London Waterloo.

Directions

From our offices in Station Approach, Virginia Water, turn right onto Christchurch Road and proceed to the traffic light crossroads next to Virginia Water Railway Station. Turn left into Stroude Road in the direction of Egham and continue for one mile. After passing the turning into Luddington Avenue on the left hand side, Luddington House will be found 100 yards along on the left.

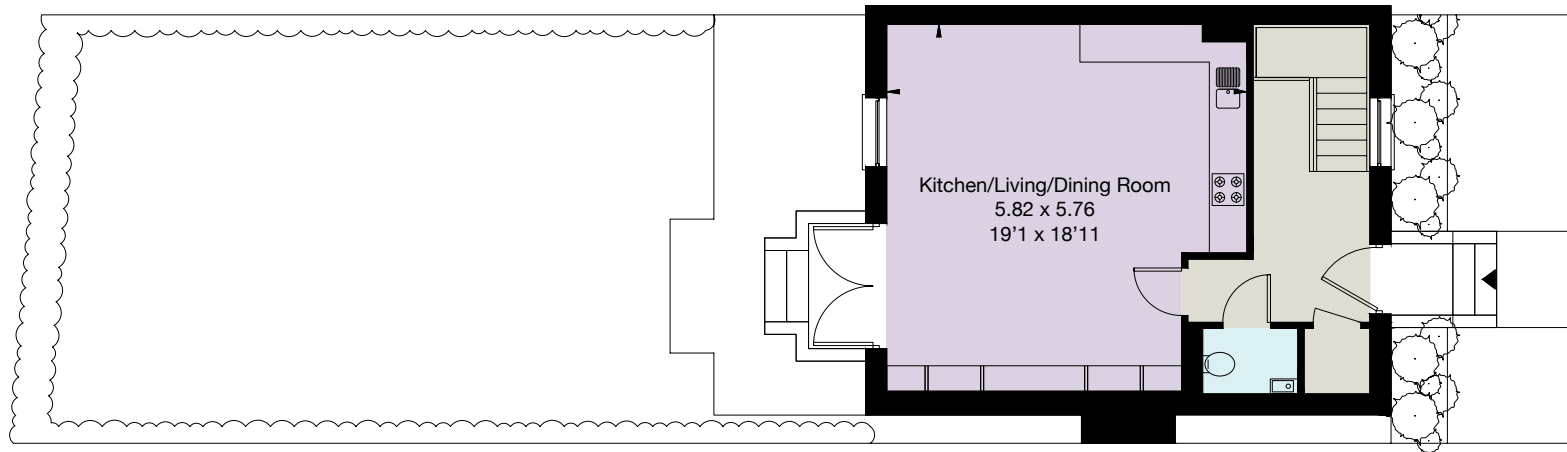


First Floor



Second Floor

Approximate Gross Internal Floor Area :
 Ground Floor 43.81 sq m / 472 sq ft
 First Floor 43.81 sq m / 472 sq ft
 Second Floor 38.24 sq m / 412 sq ft
Total 125.86 sq m / 1,356 sq ft



Ground Floor

EPC: B85.
 ALL MAIN SERVICES.
 SERVICE CHARGE £2100 PER YEAR

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: 2LHB010603242 HPI ©2024 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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Photograph Taken 2020



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