



# 18 LUDDINGTON HOUSE

VIRGINIA WATER

**BUCKINGHAMS**



ALL PHOTOGRAPHS DATE FROM 2020



# 18 Luddington House

Stroude Road • Virginia Water • Surrey • TW20 9UZ

£775,000 Freehold

18 Luddington House is one of only two exquisite detached cottages privately situated within beautifully landscaped grounds of approximately three and a half acres and is part of this stunning gated development located between Virginia Water and Egham.

- 3 DOUBLE BEDROOMS (1 GROUND FLOOR)
- GROUND FLOOR BATHROOM
- FIRST FLOOR SHOWER ROOM
- LIVING ROOM WITH PATIO DOOR
- GATED PRIVATE DEVELOPMENT
- THREE & A HALF ACRES OF COMMUNAL GROUNDS
- PRIVATE REAR GARDEN
- TWO DESIGNATED PARKING SPACES
- SERVICE CHARGE: 01/01/26 TO 30/06/26 - £1372
- HEATHROW TERMINAL 5 ONLY 15 MINUTES DRIVE

SPACIOUS RECEPTION HALL • LIVING ROOM WITH FIREPLACE (DECORATIVE) • KITCHEN WITH SIEMENS FITTED APPLIANCES • TWO/THREE DOUBLE BEDROOMS • LARGE GROUND FLOOR BATHROOM • FIRST FLOOR SHOWER ROOM • FENCED PRIVATE GARDEN WITH VIEWS ACROSS THE COMMUNAL GROUNDS • GAS FIRED CENTRAL HEATING VIA RADIATORS • TWO DESIGNATED PARKING SPACES (ONE WITH ELECTRIC VEHICLE CHARGING POINT) • BEAUTIFULLY MAINTAINED COMMUNAL GROUNDS OF 3.5 ACRES • VISITOR PARKING • GATED IN/OUT DRIVEWAY

## Description

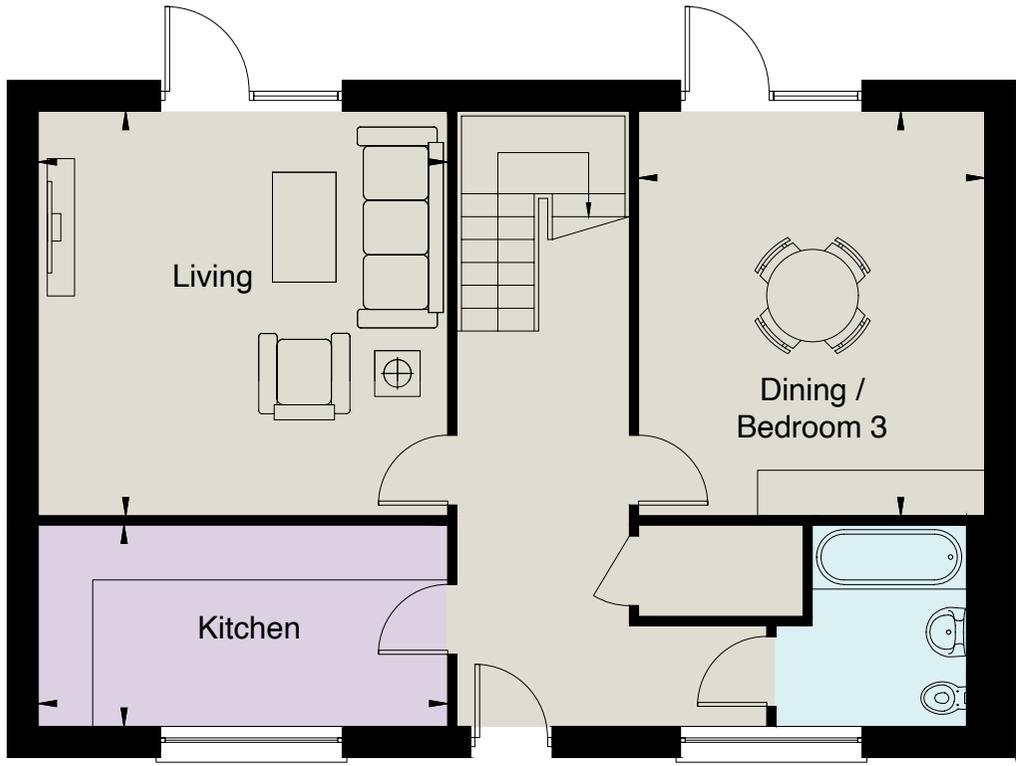
Luddington House is an elegant Grade II listed mansion, believed to date from 1660, skillfully converted by specialist developer The Jaspar Group. The original mansion has been converted into six luxurious apartments & one larger three storey character home whilst within the beautifully maintained grounds there are six new build townhouses, four further two bedroom apartments & two single storey houses surrounding the main entrance courtyard and two spacious detached cottages located within a smaller second square, both with private gardens (of which No.18 is one).

No.18 provides spacious flexible accommodation of 1260 square feet including on the ground floor, a large welcoming reception hall, excellent double bedroom with marble tiled bathroom adjacent, a spacious living/dining room and well equipped kitchen. The first floor comprises two sizeable double bedrooms and a marble tiled shower room. Both the ground floor bedroom and living room benefit from direct access to the private rear garden which overlooks the park-like grounds.

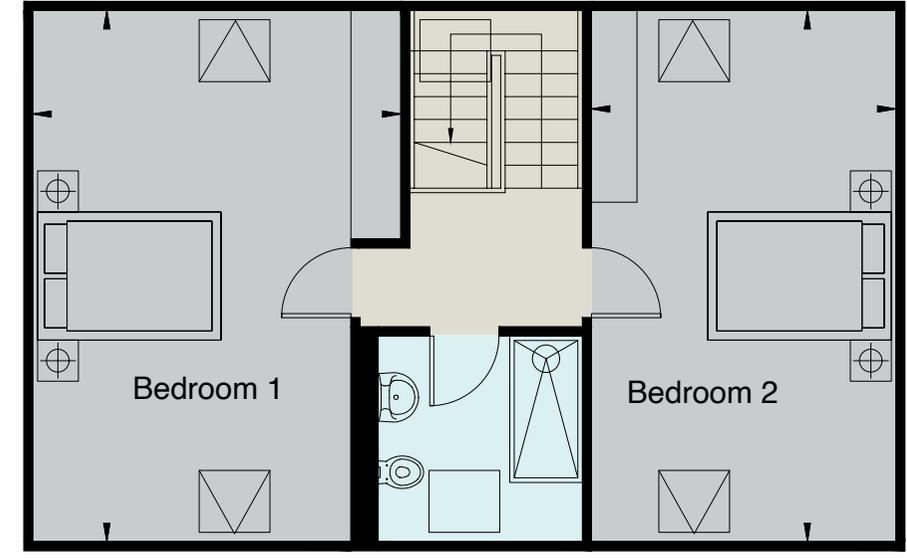
## Directions

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 in the direction of Egham and continue on this road for one mile. After passing the turning on the left into Luddington Avenue, Luddington House will be found 100 yards along on the left hand side. The main entrance is the second double gate on the left.

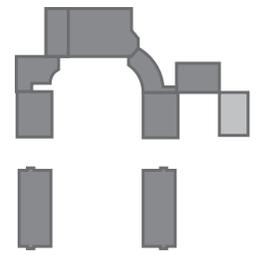
Living room	4.51m x 4.42m	14'-10" x 14'-6"
Kitchen	4.51m x 2.20m	14'-10" x 7'-3"
Bedroom 1	5.80m x 4.05m	19'-0" x 13'-3"
Bedroom 2	5.80m x 3.35m	19'-0" x 11'-0"
Dining room	4.42m x 3.81m	14'-6" x 12'-6"
<b>Total</b>	<b>1259 sq ft</b>	<b>117 sq m</b>



**Ground Floor**



**First Floor**



EPC: B85.  
 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: 18LHB012901261 HPI ©2026 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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