



LAUREL HOUSE

VIRGINIA WATER

BUCKINGHAMS



Laurel House

Sandhills Lane • Virginia Water • Surrey • GU25 4BW

£1,375,000 Freehold

An impressive and rarely available detached Edwardian family home situated within easy reach of Virginia Water, shops, railway station and local amenities.

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| • EDWARDIAN DETACHED FAMILY HOME | • TRIPLE ASPECT DRAWING ROOM |
| • 4/5 BEDROOMS, TWO BATHROOMS | • LARGE DRIVEWAY |
| • 5 RECEPTION ROOMS | • M25 – UNDER 10 MINUTES DRIVE |
| • SOUTHERLY BACKING PLOT OF 0.39 ACRES | • 0.6 MILES FROM VIRGINIA WATER STATION |

WELCOMING ENTRANCE HALL • DOUBLE ASPECT FAMILY ROOM WITH WALK-IN BAY WINDOW
 • COUNTRY STYLE KITCHEN • DOUBLE ASPECT DINING ROOM WITH FRENCH DOORS OPENING TO REAR PATIO AREA • TRIPLE ASPECT DRAWING ROOM WITH FRENCH DOORS OPENING TO THE SOUTHERLY FACING REAR GARDEN • STUDY • GROUND FLOOR CLOAKROOM/UTILITY ROOM • MASTER BEDROOM WITH FITTED WARDROBES AND EN SUITE BATHROOM • TWO FURTHER DOUBLE BEDROOMS, FOURTH BEDROOM, FIFTH BEDROOM/DRESSING ROOM • DETACHED SINGLE GARAGE
 • MATURE & SUBSTANTIAL REAR GARDEN • DRIVEWAY WITH AMPLE PARKING FOR MULTIPLE CARS

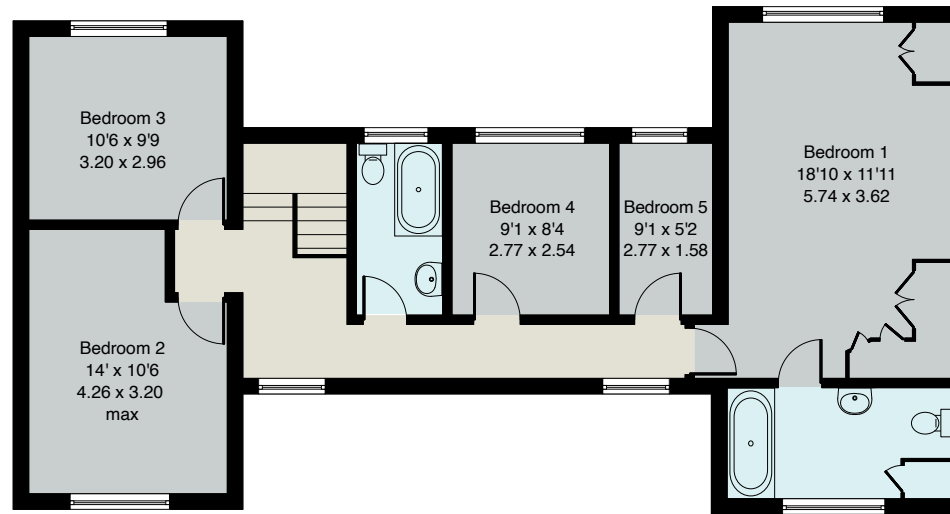
Description

Laurel House was originally constructed in 1913 and resonates a true sense of character whilst providing generous, versatile living accommodation of just over 2,200 square feet across two floors. This has been a cherished family home by the present owners for the last nineteen years and offers potential & the opportunity for further extension subject to obtaining the relevant planning permissions. The property occupies a glorious southerly backing plot of 0.39 acres and is within easy reach of central Virginia Water. Detached properties of this era rarely become available in Virginia Water as the majority of homes in the area were constructed from the 1930's onwards; viewing is strongly recommended to appreciate this property and the potential Laurel House offers.

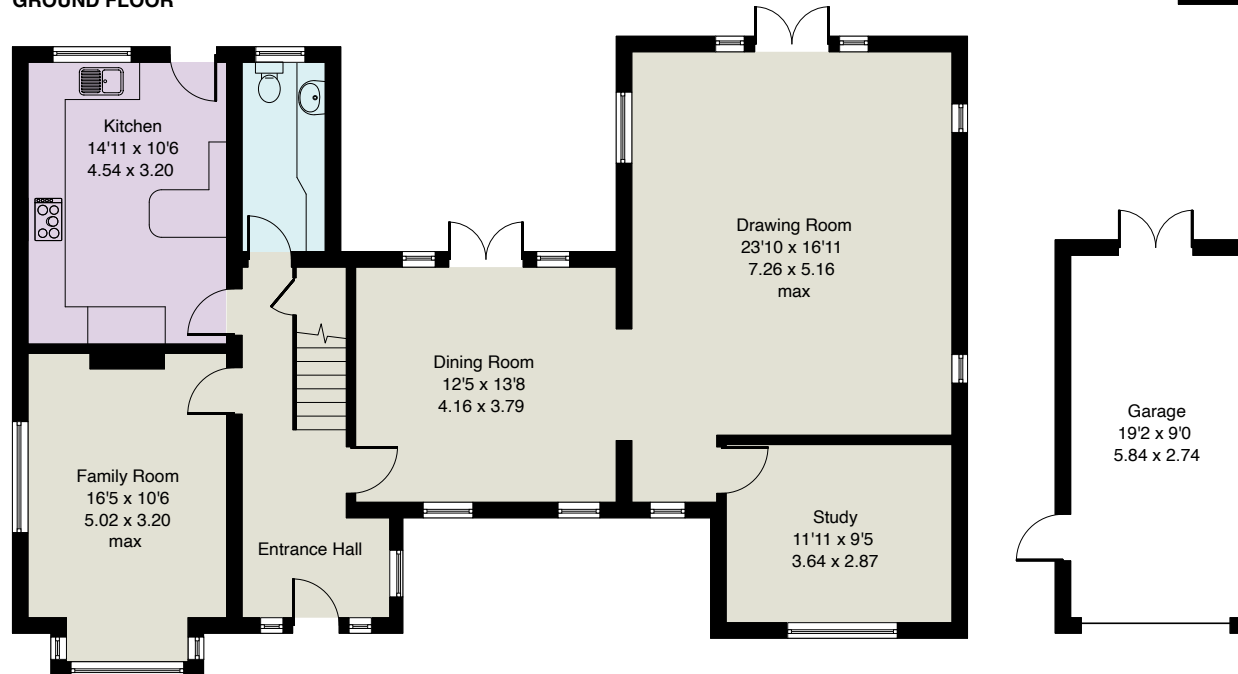
Directions

From our offices on Station Approach, Virginia Water, turn right onto Christchurch Road and at the traffic lights proceed straight across onto Sandhills Lane. Shortly after passing St Anns Heath Primary School on the right the driveway for Laurel House will be found on the right hand side directly opposite the turning into the private road "The Drive".

Approximate Gross Internal Floor Area :
Main House 191.4 sq m / 2061 sq ft
Garage 16 sq m / 172 sq ft
Total 207.4 sq m / 2233 sq ft



GROUND FLOOR



EPC: E.49
Council Tax Band G

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: LHB011804252 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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