



34 CROSSLAND HOUSE

VIRGINIA WATER

BUCKINGHAMS



34 Crossland House

Holloway Drive • Virginia Park

Virginia Water • Surrey • GU25 4SY

£1,250,000 Freehold

A superb character home forming part of the imposing Grade I listed Crossland House in the heart of the Virginia Park secure gated development, available with no onward chain.



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| • STUNNING GRADE I LISTED CHARACTER BUILDING | • S/EASTERLY FACING COURTYARD GARDEN |
| • GRAND RECEPTION ROOMS, FOUR/FIVE BEDROOMS | • UNDERGROUND PARKING FOR TWO CARS |
| • 24 HR SECURITY, GYM, TENNIS COURT, INDOOR POOL | • CLOSE TO VIRGINIA WATER VILLAGE |
| • LONDON WATERLOO FROM 45 MINUTES BY TRAIN | • 2025 SERVICE CHARGE £14,713.02 |

GROUND FLOOR:

RECEPTION HALL • CLOAKROOM • KITCHEN/BREAKFAST ROOM • DINING/FAMILY ROOM • STUDY •

FIRST FLOOR:

DRAWING ROOM • SITTING ROOM/BEDROOM FIVE • MASTER BEDROOM SUITE •

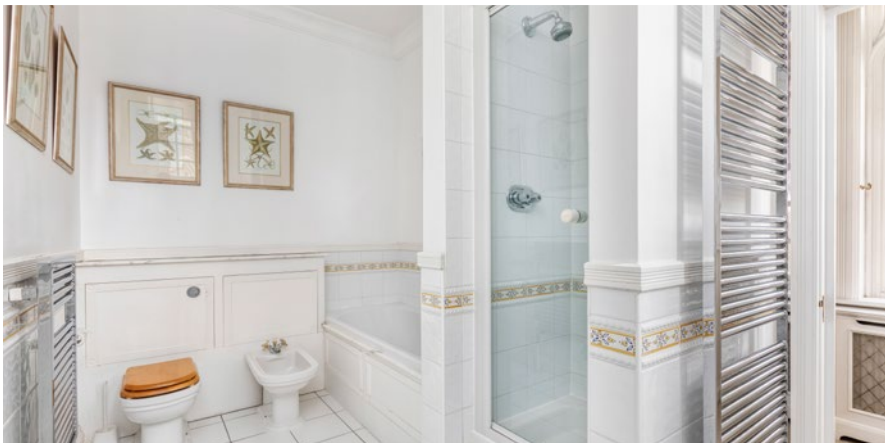
SECOND FLOOR:

GUEST BEDROOM SUITE • THIRD DOUBLE BEDROOM • FAMILY BATH & SHOWER ROOM.

THIRD FLOOR:

BEDROOM FOUR

COURTYARD GARDEN • TWO ALLOCATED UNDERGROUND PARKING SPACES



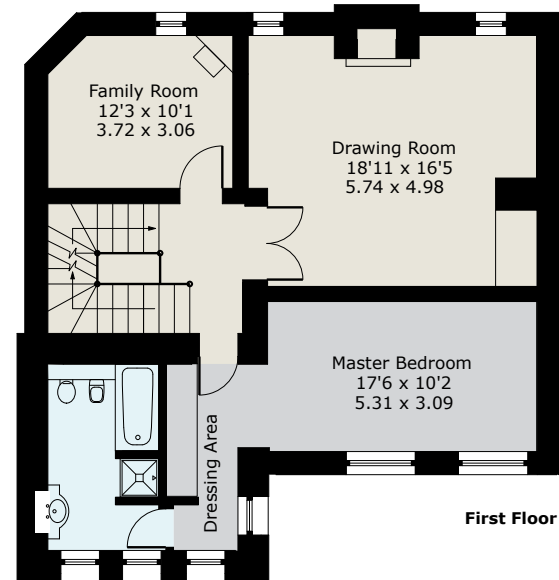
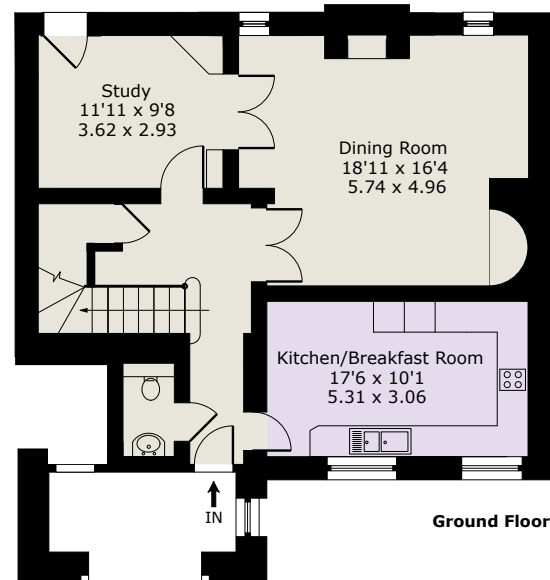
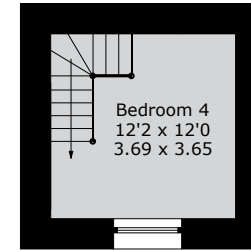
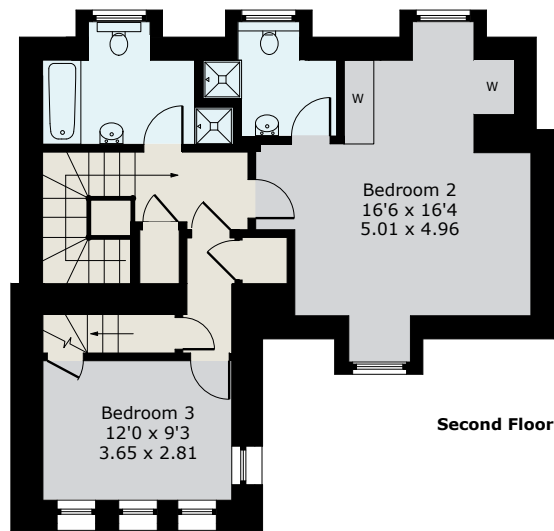
Description

Forming part of this stunning building in the heart of the Virginia Park estate and enjoying excellent communal facilities including 24 hour security, tennis court, sports hall, indoor swimming pool, jacuzzi & gym this is a very spacious townhouse offering excellent, characterful accommodation and enjoying a delightful private South Easterly facing courtyard garden. In our view this individual home truly is a superb opportunity.

Directions

From our offices on Station Approach, Virginia Water turn right onto Christchurch Road and just after passing the rail station on your right, turn left into the walled & gated entrance to Virginia Park; the guards will direct you from there.

Approximate Gross Internal Floor Area :
 Ground Floor 78 sq m / 834 sq ft
 First Floor 87 sq m / 939 sq ft
 Second Floor 66 sq m / 712 sq ft
 Third Floor 13 sq m / 145 sq ft
Total 244 sq m / 2630 sq ft



EPC: E45.
 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: 20GHB011804252 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.

01344 845050

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