



MUGELLO  
VIRGINIA WATER

BUCKINGHAMS





# Mugello

3 Crown Lane • Virginia Water • Surrey • GU25 4HW

SL5 7HA

£1,150,000

Freehold

An attractive modern detached family home offering excellent living space over three storeys, situated in a popular leafy lane within easy reach of the village centre.

- DETACHED HOME OF OVER 2,500SQ.FT
- THREE SPACIOUS RECEPTION ROOMS
- PRIVATE MATURE GARDEN
- LONDON WATERLOO FROM 42 MINS
- FOUR/FIVE DOUBLE BEDROOMS, TWO EN SUITE
- DRIVEWAY PARKING, SINGLE GARAGE
- WALKING DISTANCE TO VILLAGE SHOPS & RAIL STATION
- COUNCIL TAX BAND G, ALL MAINS SERVICES

RECEPTION HALL • CLOAKROOM • LIVING ROOM • DINING ROOM • STUDY • KITCHEN/  
BREAKFAST ROOM • UTILITY ROOM • MASTER & GUEST BEDROOM SUITES • TWO  
FURTHER DOUBLE BEDROOMS • FAMILY BATH & SHOWER ROOM • SECOND FLOOR GAMES  
ROOM/DOUBLE BEDROOM FIVE • DRIVEWAY TO SINGLE GARAGE • PRIVATE GARDEN

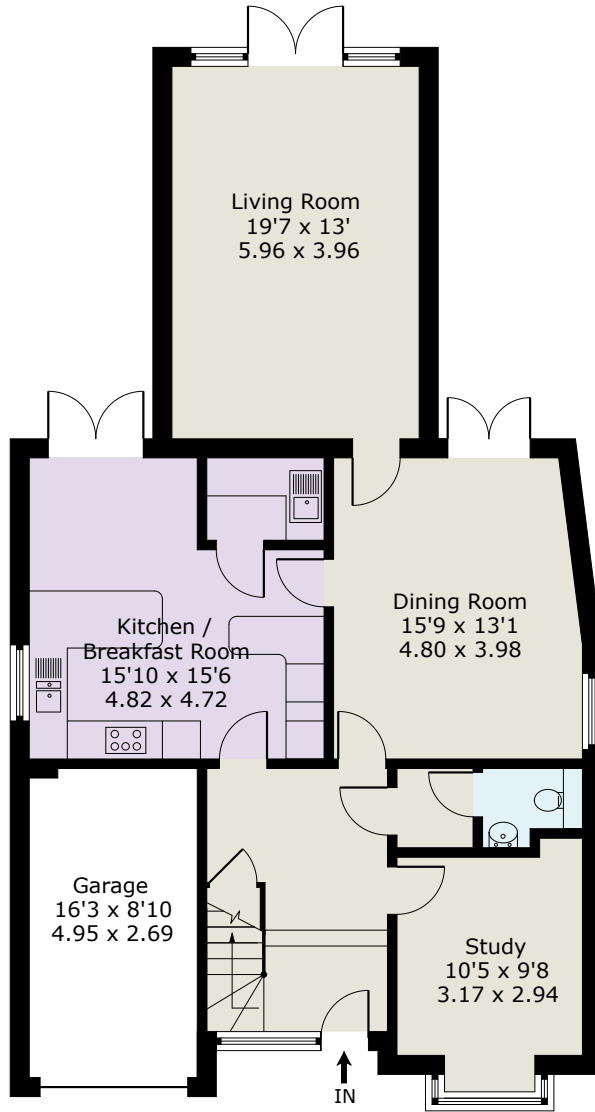
## Description

Mugello is a well designed family home offering very spacious accommodation; the property enjoys excellent living space and the additional second floor room, ideal for use as a games/family room and occasional fifth double bedroom, provides extra versatility for differing family needs.

The private mature garden and tucked away position complete the overall package which in our view is hard to beat and this is matched by the location, being just a short stroll to local shops and within half a mile of Virginia Water village centre shops, restaurants and rail station.

## Directions

From our offices on Station Approach, Virginia Water, turn right onto Christchurch Road and after passing the rail station on the right, at the traffic lights turn right onto Trumpsgreen Road. Proceed under the two rail bridges & after passing the parade of shops to the right, turn left into Furnival Close & immediately left again into Crown Lane; Mugello will be found a short way down on the left.



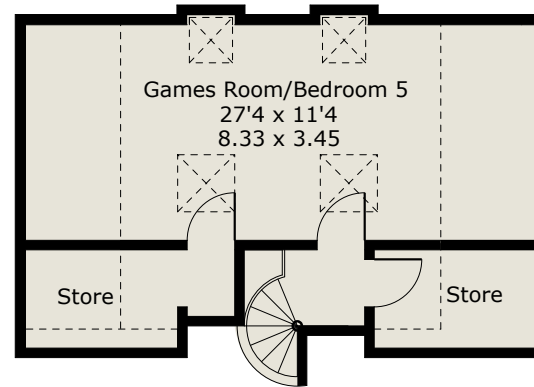
EPC: C80.  
All Mains Services

#### 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.

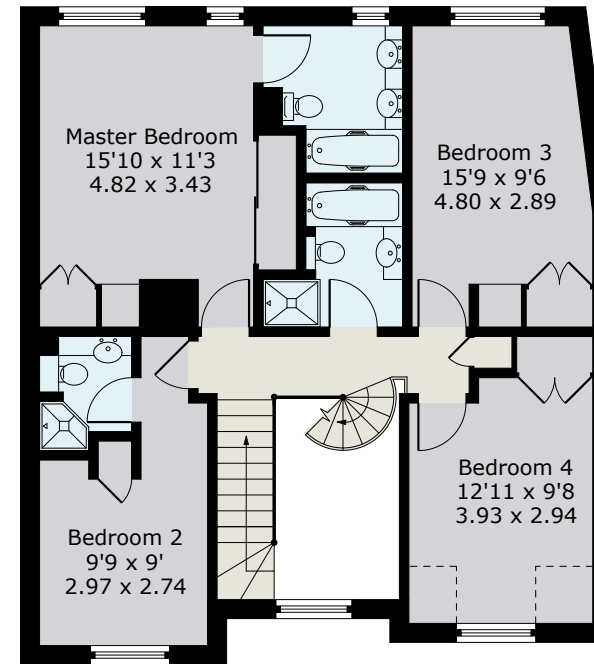
Ref: 3GB011709253 HPI ©2025 Not to Scale. Any Areas, measurements or distances given are maximum and approximate only, no decisions without checking should be made when reliant upon them.

#### Second Floor



#### Approximate Gross Internal Floor Area :

Ground Floor	110 sq m / 1187 sq ft
First Floor	84sq m / 904 sq ft
Second Floor	43 sq m / 462 sq ft
<b>Total</b>	<b>237 sq m / 2553 sq ft</b>



#### First Floor

01344 845050

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