



17 HOLLOWAY DRIVE
VIRGINIA WATER

BUCKINGHAMS



17 Holloway Drive

Virginia Water • Surrey

GU25 4SY

£1,595,000 Freehold

A beautifully presented character townhouse offering outstanding interiors of an excellent specification, forming part of the stunning Grade I Listed Crossland House on the gated Virginia Park estate.



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| • STUNNING FOUR STOREY TOWNHOUSE | • EXCELLENT KITCHEN/FAMILY SPACE, GRAND DRAWING ROOM |
| • CLOSE TO VIRGINIA WATER VILLAGE CENTRE | • THREE UNDERGROUND PARKING BAYS, EV CHARGING |
| • LARGE BASEMENT ACCOMMODATION | • COMPLETELY RENOVATED, OUTSTANDING QUALITY |
| • 2026 SERVICE CHARGE £14,887.29 | • COMMUNAL TENNIS COURT, GYM, INDOOR POOL |

RECEPTION HALL • CLOAKROOM • KITCHEN/BREAKFAST/FAMILY ROOM • DINING ROOM • DRAWING ROOM • STUDY/FOURTH BEDROOM • MASTER & GUEST BEDROOM SUITES • DUPLEX THIRD DOUBLE BEDROOM • FAMILY BATHROOM • LARGE BASEMENT WITH UTILITY ROOM • REAR COURTYARD GARDEN • THREE UNDERGROUND PARKING BAYS (ONE WITH EV CHARGER) • STORE CUPBOARD • COMMUNAL GROUNDS AND LEISURE FACILITIES

Description

This superb home has been completely renovated by the present owners, the end result being the perfect combination of outstanding external character & the best of modern internal finishes; the stunning open plan kitchen/family room is a particular delight however the whole house oozes quality throughout.

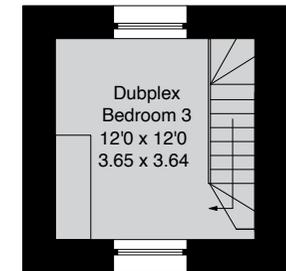
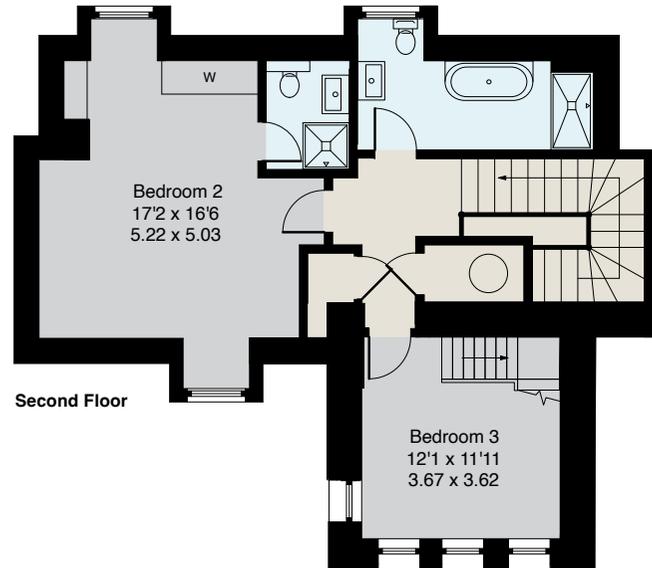
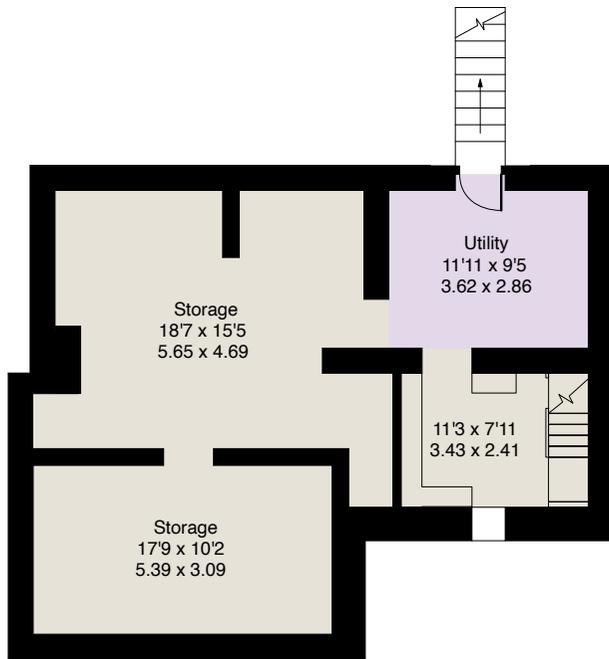
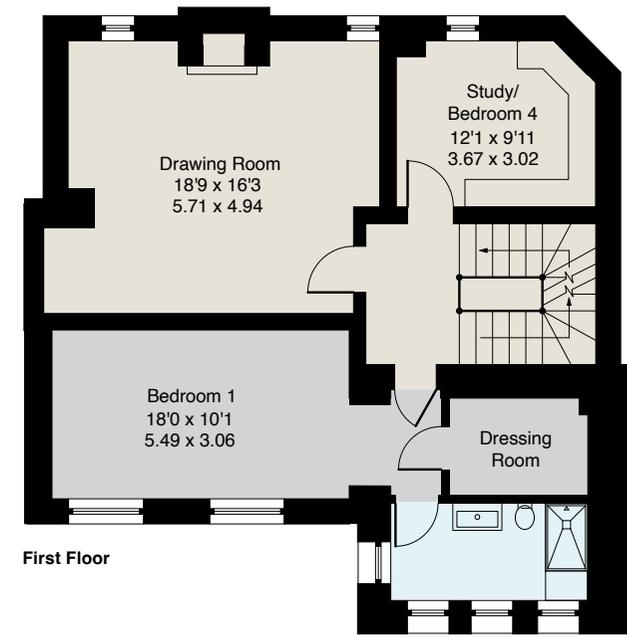
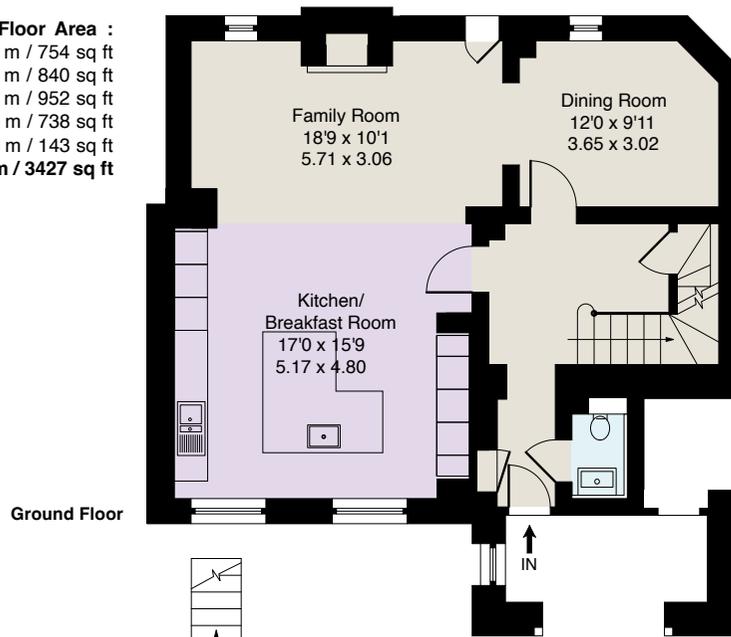
The Virginia Park development is second to none, with 24 hour manned security making this the ultimate 'lock up & leave' purchase & communal facilities including tennis court, well equipped gym and superb indoor swimming pool.

Directions

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



Approximate Gross Internal Floor Area :
 Lower Ground Floor 70.08 sq m / 754 sq ft
 Ground Floor 78.01 sq m / 840 sq ft
 First Floor 88.49 sq m / 952 sq ft
 Second Floor 68.54 sq m / 738 sq ft
 Second Floor 13.29 sq m / 143 sq ft
Total 318.41 sq m / 3427 sq ft



Third Floor

COUNCIL TAX BAND H
 EPC: C74.
 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: 11SLB013007252 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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