

BARTON · WYATT



23 Crossland House • Virginia Water • Surrey • GU25 4SY

A magnificent Virginia Park property in the original building and benefiting from sensational ceiling height and beautiful period features.



- ◇ Magnificent property within a Grade I listed building
- ◇ Stunning architectural period features and high ceilings
- ◇ Two large reception rooms with south facing garden views
- ◇ Large bespoke kitchen with island and fitted appliances
- ◇ Private attractive garden and further communal gardens
- ◇ Four/Five bedrooms and three bathrooms
- ◇ Premier gated development with 24-hour security
- ◇ Three secure underground parking spaces and storage
- ◇ Leisure facilities include indoor swimming pool, jacuzzi, fully equipped gym and tennis court
- ◇ Excellent location for schools, Virginia Water station and parade of shops



Situation

Virginia Park is situated in an ultra-convenient position only a short level walk from the picturesque shopping parades of Virginia Water with its excellent shops for day-to-day needs, restaurants and mainline railway station with a fast service of trains to Waterloo in approximately 42 minutes. There is an excellent Waitrose in Sunningdale and for more extensive shopping facilities, the towns of Windsor, Staines, Guildford and Kingston are all close at hand. Junction 13 of the M25 is just 3.5 miles away giving access to London, Heathrow and the motorway network.

Other than the world-renowned Wentworth Club, country clubs are abounding in the area such as Foxhills, Queenwood, Sunningdale and the Royal Berkshire. Delightful walks can be enjoyed around Virginia Water Lake which leads up to the Polo fields at Smiths Lawn and is adjacent to Savill Gardens and Windsor Great Park beyond for riding. The area is also very well catered for by a huge choice of private prep schools, as well as two international schools, ACS in Egham and TASIS in Thorpe.



Fixtures and Fittings:

Carpets, curtains and light fittings to be included

Services:

The property has mains gas, electricity and water.

Local Authority:

Runnymede Borough Council
– 01932 828383

Council Tax Band:

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Tenure

Freehold

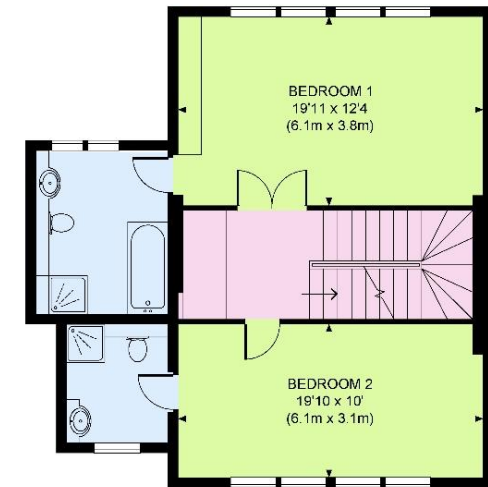
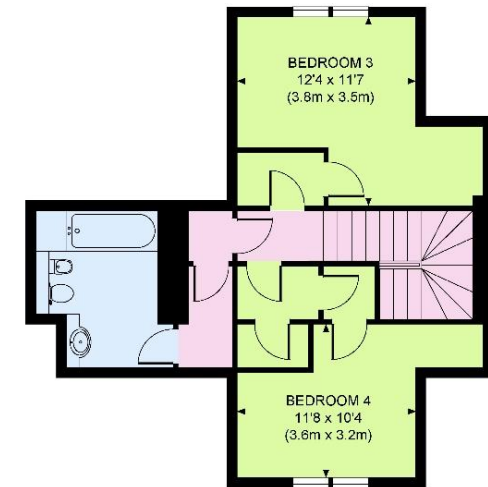
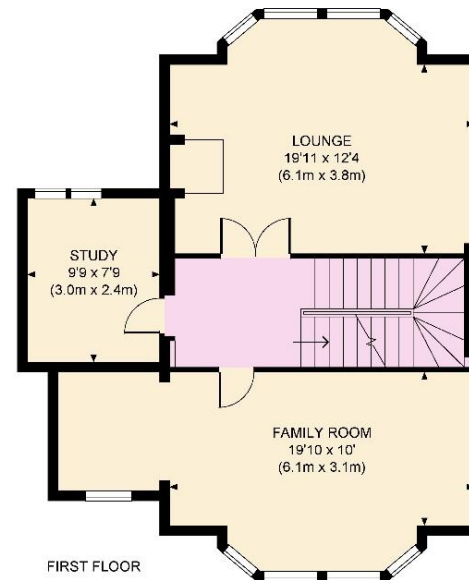
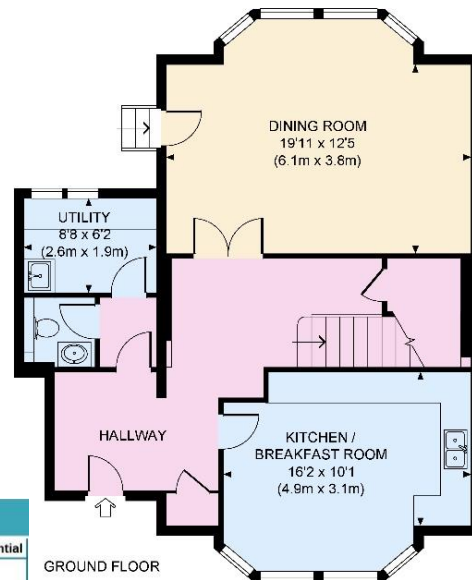
Service Charge

Approximately £9300 per annum

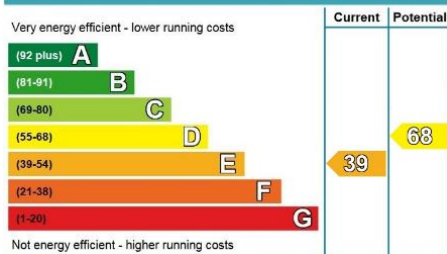
Energy Rating:

E39

Approximate Gross Internal Area
2962 sq ft / 275.2 sq m



Energy Efficiency Rating



01344 843000



STATION APPROACH, VIRGINIA WATER, SURREY GU25 4DL • sl@bartonwyatt.co.uk • bartonwyatt.co.uk