



33 Crossland House,

Holloway Drive, Virginia Water, Surrey. GU25 4SY.

BARTON · WYATT

33 Crossland House,

Holloway Drive, Virginia Water, Surrey. GU25 4SY.

A magnificent dual aspect townhouse in this architecturally important Gothic building (Grade I) restored in 1996 by the renowned Octagon Developments, now offering a home with exceptional quality and character overlooking a Green.

- ◆ Magnificent four-bedroom townhouse within a converted Grade I building
- ◆ Two large reception rooms with spectacular double-aspect outdoor views
- ◆ Natural oak flooring on ground and first floors
- ◆ Stunning architectural period features and high ceilings
- ◆ Fitted wardrobes and bookshelves throughout, including additional large storage spaces
- ◆ Attractive gated garden with development access
- ◆ Three secure underground parking spaces and underground storage room
- ◆ Premier gated development with 24-hour security
- ◆ 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 abound 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 available by separate negotiation.

Services

The property has mains gas, electricity, water and mains drainage.

Service Charge

Approximately £9244 per annum taken half yearly

Local Authority

Runnymede Borough Council – 01932 828383

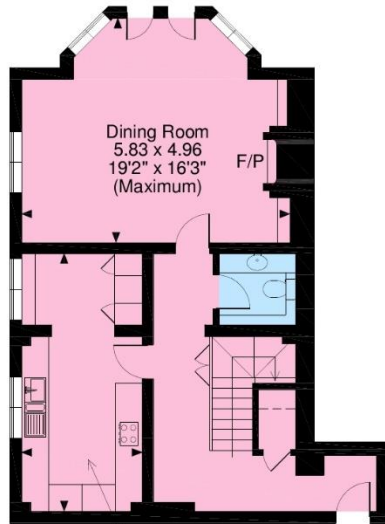
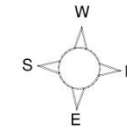
Energy Rating

F38



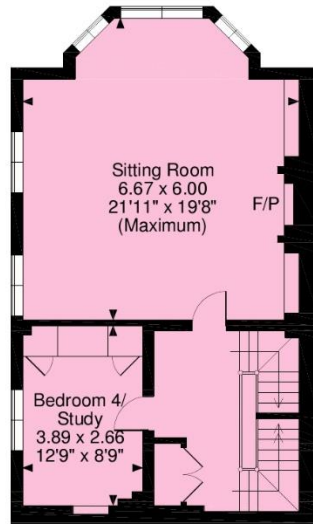


Crossland House, Virginia Park, Virginia Water
Approximate Gross Internal Area
2361 Sq Ft/219 Sq M



Kitchen/
Breakfast Room
5.66 x 2.67
18'7" x 8'9"

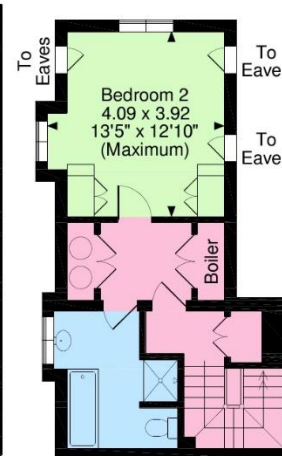
Ground Floor



First Floor

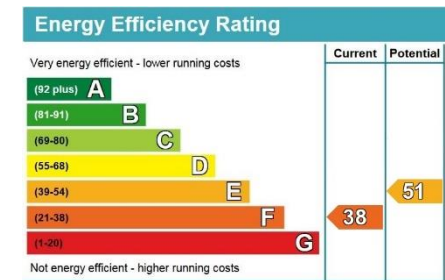


Second Floor



Third Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
--- Denotes restricted head height
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8303302/LCO



The Estate Office, 2 Station Approach,
Virginia Water, Surrey, GU25 4DL
Tel: 01344 843000
Email: homes@bartonwyatt.co.uk
www.bartonwyatt.co.uk



Important Information: These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair summary of the property. Any description or information should not be relied on as a statement or representation of fact of that the property or its services are in good condition. The photographs show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. Any reference to alterations to or us of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by an intending purchaser. All statement contained in these particulars in relation to the property are made without responsibility of Barton Wyatt or its clients. Neither Barton Wyatt (nor any joint agents) nor any of their employees has any authority to make or give any representation or warranty whatsoever to the property.