

BARTON · WYATT

• UPPER LONGCROSS • SURREY • KT16 0BX •





1 Calton Close • Upper Longcross • Surrey • KT160BX

A beautifully presented contemporary family home, recently redecorated throughout with new curtains, blinds and carpets.

- ◇ High ceilings
- ◇ Wonderful cylindrical staircase
- ◇ Four generously proportioned bedrooms
- ◇ Three beautiful bath/shower rooms
- ◇ Fabulous semi open plan layout for the contemporary family lifestyle
- ◇ Underfloor heating
- ◇ Magnificent Kitchen and unusually large utilities room
- ◇ Oversized single garage and parking for three cars
- ◇ Completely immaculate throughout
- ◇ Beautifully designed and professionally landscaped garden, with a sunny south- easterly aspect



Situation

Upper Longcross is new build development completed in 2018, superbly situated between Virginia Water and Sunningdale. It benefits from being just a short walk from Longcross station with regular trains to London Waterloo. Amenities and leisure facilities are close by, including Foxhills, which features two Championship golf courses, 70 bedrooms, three restaurants, eleven tennis courts, four squash courts, four swimming pools, an award-winning health spa, conference and meeting facilities, and a weekly cycling club. Virginia Water and Sunningdale provide a selection of shops, schools, churches, restaurants, and public houses.

Local Amenities

Schooling in the area is exceptional, with renowned schools nearby such as Eton College, Lambrook, St George's and St Mary's Ascot, as well as Wellington College. The house is well located for international schools such as TASIS in Thorpe and ACS International in Egham. Fine dining can be enjoyed in a variety of bistros, brasseries, and restaurants. The Waterside Inn and The Fat Duck at Bray are within proximity, along with Coworth Park Hotel. World-class polo in the area is at the Guards Polo Club at Smith's Lawn, Windsor Great Park and the Royal County of Berkshire Polo Club, as well as Coworth Park. Other sporting activities include Royal Ascot nearby and a broad selection of first-class golf courses, including Sunningdale as well as those on the Wentworth Estate itself.



Approximate Floor Area = 194.2 sq m / 2090 sq ft
 Garage = 21.3 sq m / 229 sq ft
 Total = 215.5 sq m / 2319 sq ft



Fixtures and Fittings:

Carpets, curtains and light fittings to be included

Services:

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

Local Authority:

Runnymede Borough Council
 – 01932 828383

Council Tax Band:

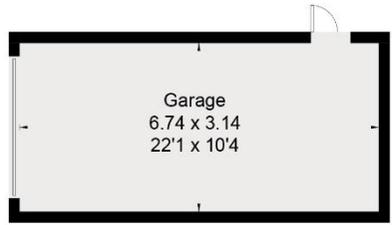
Band G

Tenure

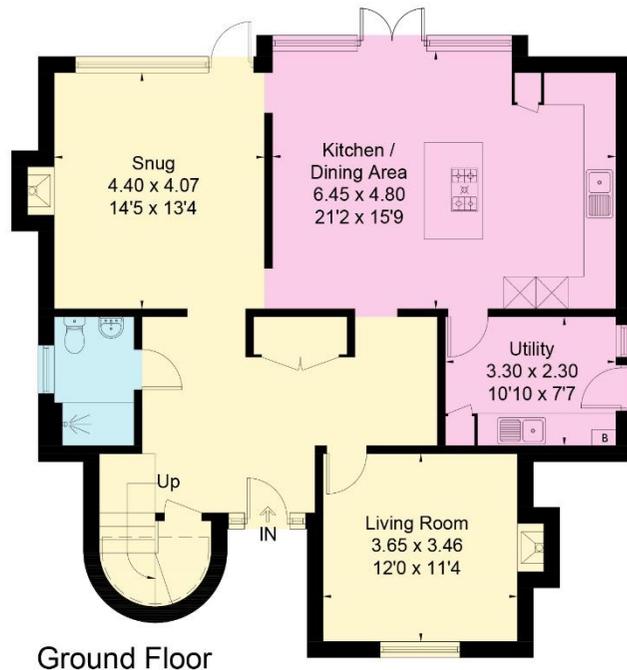
Freehold

Energy Rating:

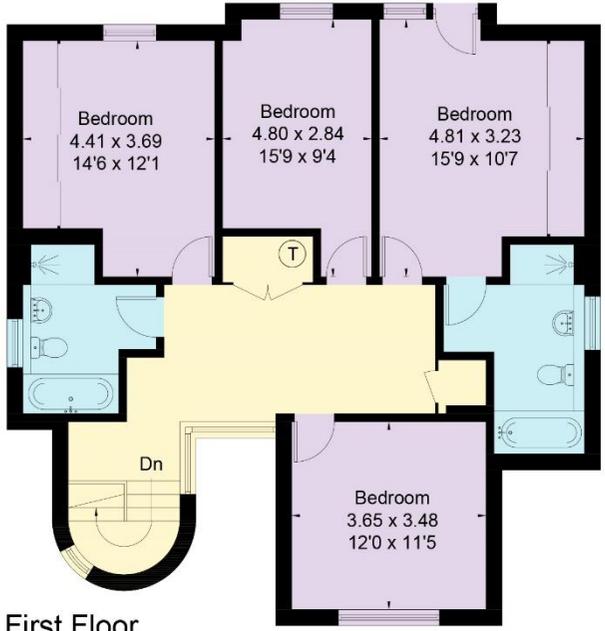
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(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #71014



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