



CHATTERTON | REES



31 Holloway Drive, Virginia Water, GU25 4SY  
Guide price £1,050,000





# 31 Holloway Drive

Virginia Water, GU25 4SY

- Four Bedrooms
- Three Reception Rooms
- Leisure facilities include indoor swimming pool, fully equipped gym and tennis court
- Two underground parking spots
- Three Bathrooms
- Private attractive garden and further communal gardens
- Premier gated development with 24-hour security

Welcome to Holloway Drive, Virginia Water - a charming terraced house that could be your next dream home! This property boasts 3 reception rooms, providing ample space for entertaining guests or simply relaxing with your loved ones. With 4 bedrooms and 3 bathrooms, there is plenty of room for the whole family to enjoy.

Built in 1997, this house combines modern amenities with classic charm. The 1,867 sq ft of living space offers a comfortable and cosy atmosphere for you to call home. Whether you're looking to host a dinner party in one of the spacious reception rooms or unwind in one of the well-appointed bedrooms, this property has it all.

Located in the prestigious Virginia Water area, you'll have access to beautiful surroundings and a vibrant community. One of the highlights of this property is the fantastic leisure facilities available to residents. You can enjoy a refreshing swim in the indoor pool, work out in the gym to stay fit and healthy, or challenge your friends to a game of tennis on the on-site court.

Situated in the heart of Virginia Water, in a highly convenient location just a short walk from the shopping parades of Virginia Water Village with its excellent range of day to day shops, restaurants and mainline railway station with a fast service of trains to London Waterloo in approximately 42 minutes. Sunningdale centre is also relatively close by (approximately 3 miles) with its Waitrose Supermarket and mainline railway station. For more extensive shopping facilities, the towns of Windsor, Guildford and Kingston are all close at hand. Junction 13 of the M25 is just 4 miles away giving access to London, Heathrow and the motorway network. Other than the world renowned Wentworth Golf Course, country clubs abound in the area such as Sunningdale, Foxhills, Queenwood and the Royal Berkshire. Delightful walks can be enjoyed over Chobham Common, the local golf courses and around Virginia Water Lake.

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**Directions**



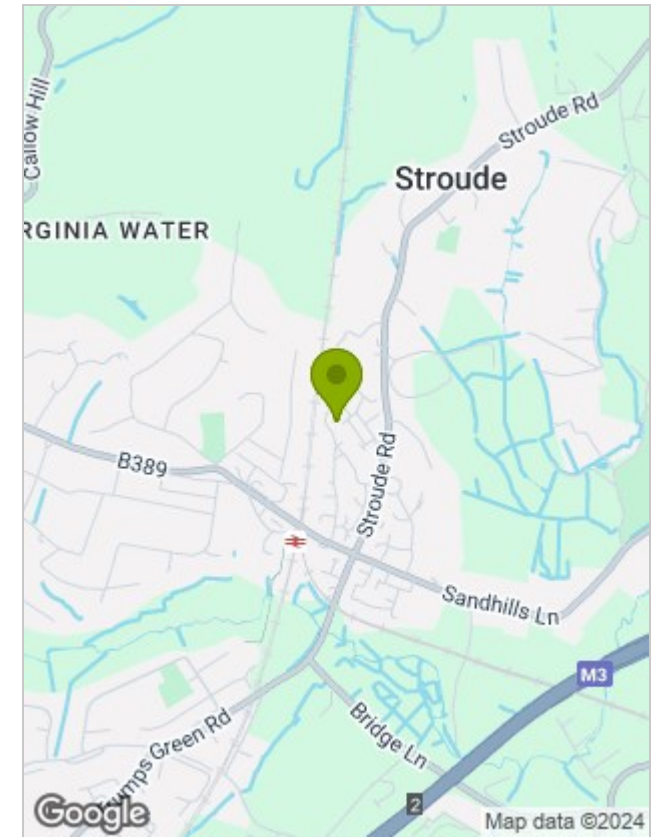
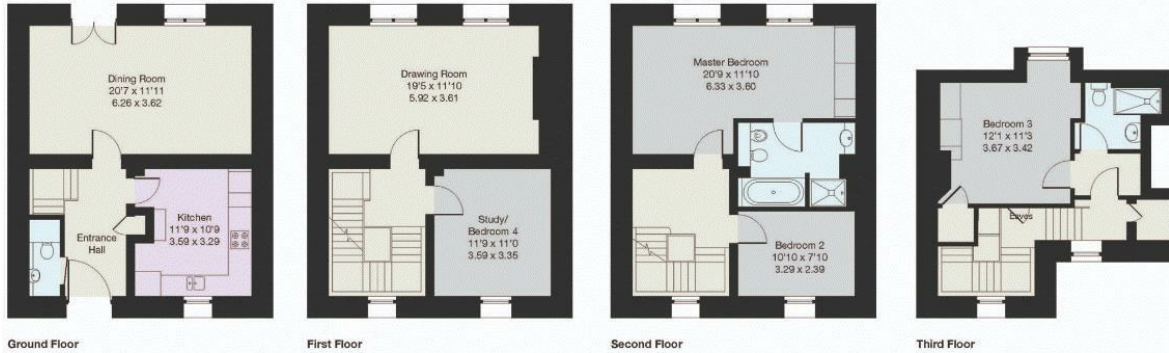


## Floor Plans

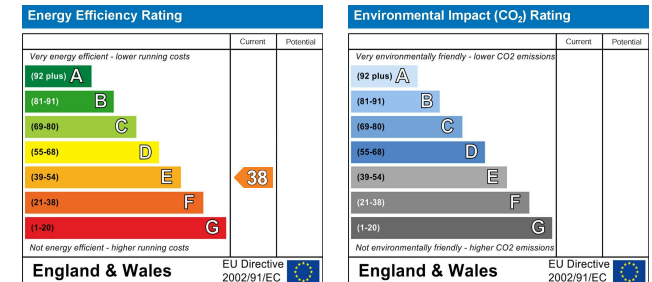
## Location Map

### 31 Crossland House, Holloway Drive, Virginia Water

Approximate Gross Internal Floor Area :  
 Ground Floor 47.93 sq m / 516 sq ft  
 First Floor 46.29 sq m / 498 sq ft  
 Second Floor 47.74 sq m / 514 sq ft  
 Third Floor 31.49 sq m / 339 sq ft  
**Total 173.45 sq m / 1867 sq ft**



## Energy Performance Graph



## Viewing

Please contact our Sunningdale Country Homes Office on 020 3780 0580 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.