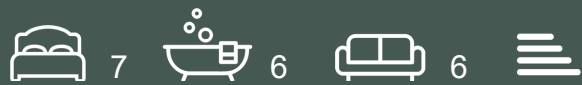




Fan Court, Longcross, KT16

£4,500,000



Immerse yourself in the elegance of Broomfield House, a distinguished family home set within breathtaking parkland, KT16.



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+44 2035 143482



- Heated Swimming Pool
- Extensive Grounds
- Independent Annexe
- Double Garage With Store Room
- Modern Interior

- Family Home
- Three Floors
- Detached Summer House & Kitchen
- Beautiful Countryside



The Property

Nestled within breathtaking parkland, Broomfield House is an exceptional family home that effortlessly blends grandeur with comfort. Offering substantial and versatile accommodation across three floors, this distinguished residence is designed for both refined entertaining and everyday family living.

Upon arrival, electric gates open onto a sweeping driveway, leading to extensive parking and a double garage with a separate annexe above. The approach sets the tone for what lies beyond—an exquisite home offering unparalleled elegance and space.

The ground floor is a masterclass in open-plan sophistication. A magnificent reception area with a striking marble floor flows seamlessly into the vaulted drawing room, where arched picture windows and French doors flood the space with natural light and offer direct access to the terrace. The formal dining hall, also with central French doors, enhances the fluidity of the layout, making it ideal for hosting.

The heart of the home is the stylish, fully integrated kitchen and breakfast room, which opens into an inviting family room. With direct access to the terrace and gardens, this space is perfect for relaxed gatherings. Further complementing the ground floor are a utility room, study, gym/office, two well-appointed bedrooms with fitted wardrobes, a bathroom, and a cloakroom.

On the first floor, the impressive principal suite boasts a generous dressing room and an opulent en suite bathroom. Four additional bedrooms, including one with an en suite shower room, and a family bathroom complete this level. The second floor offers further flexibility, featuring a spacious bedroom with built-in storage and an en suite shower room.

A true highlight of Broomfield House is its meticulously landscaped gardens. Designed to take full advantage of the mature, private setting, the grounds offer panoramic views over the surrounding parkland. Terraces brimming with vibrant flowers and sculpted shrubbery rise elegantly from the expansive sun terrace, which is perfectly suited for al fresco dining and entertaining. A detached summer house, a fully equipped summer kitchen, and a heated outdoor swimming pool further elevate the lifestyle offering.

Location

Set within the highly desirable semi-rural enclave of Longcross, Broomfield House enjoys a tranquil setting while remaining conveniently close to essential amenities. The charming village of Chobham is just 4.6 miles away, while Virginia Water, known for its picturesque lakes and prestigious golf courses, is approximately 3 miles away. Further shopping, dining, and leisure options can be found in Sunningdale (4.7 miles), Ascot (7.6 miles), Windsor (9.6 miles), Woking (6.4 miles), and Guildford (12.8 miles).

For commuters, Longcross provides excellent transport links. The M25 (J13) is approximately 4.7 miles away, while the M3 (J3) is within 10.6 miles, offering seamless connectivity to London and beyond. Heathrow Airport is also easily accessible at approximately 9.3 miles. Rail services from Virginia Water (3 miles), Sunningdale (4.7 miles), and Woking (6.4 miles) provide direct links to London Waterloo.

The area is home to an outstanding selection of educational institutions, including Hall Grove, Lambrook, Papplewick, Charters, The Marist Schools, and St George's & St Mary's Schools in Ascot. International options such as TASIS and ACS Egham are also within easy reach, along with access to the esteemed Eton and Wellington Colleges.

For leisure and recreation, the surrounding area offers world-class golfing at Wentworth, Foxhills, Sunningdale, and The Berkshire. Polo enthusiasts can enjoy the nearby Guards Polo Club and Smith's Lawn, while horse racing fans have easy access to Ascot, Windsor, Sandown, and Epsom. Scenic walking routes through Virginia Water Lake and The Savill Garden provide the perfect escape into nature. Cultural entertainment is also well catered for, with theatres and cinemas in Sunninghill, Bracknell, Woking, Guildford, and Windsor.

Broomfield House is more than just a residence; it is a statement of timeless elegance in an unrivalled setting.

Additional Information

Council: Runnymede Borough Council, Band H

Service Charge: N/A

Ground Rent: N/A

Other Charges: £100 Per Annum (Management of Communal Area)

Local Council: Runnymede Borough Council
Council Tax Band: H
Freehold

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

