



Fan Court, Longcross, KT16

£3,950,000



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



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

- Family Home
- Three Floors
- Detached Summer House & Kitchen
- Beautiful Countryside
- 8 Acres of Land



The Property

Nestled within 8 acres of breathtaking parkland, Broomfield House is an extraordinary family residence that perfectly combines grandeur with everyday comfort. Spanning three floors, this distinguished home offers substantial and versatile accommodation designed for both refined entertaining and family living.

Electric gates open onto a sweeping driveway, leading to extensive parking and a double garage with a separate annexe above, setting the tone for the elegance and space that lie beyond. 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 windows and French doors fill the space with light and provide direct access to the terrace. The formal dining hall, also with French doors, complements the layout, making it ideal for hosting gatherings.

The heart of the home is the stylish, fully integrated kitchen and breakfast room, which opens into a family room with direct access to the terrace and gardens, perfect for relaxed daily living. Completing the ground floor are a utility room, study, gym/office, two bedrooms with fitted wardrobes, a bathroom, and a cloakroom.

Upstairs, the principal suite boasts a generous dressing room and an opulent en suite bathroom, accompanied by four further bedrooms — including one with an en suite — and a family bathroom. The second floor offers additional flexibility with a spacious bedroom featuring built-in storage and a private en suite.

The home's meticulously landscaped grounds are a true highlight, designed to make the most of the private, mature setting. Expansive terraces, vibrant flowerbeds, and sculpted shrubbery lead to a sun terrace, a detached summer house, a fully equipped summer kitchen, and a heated outdoor swimming pool, providing an exceptional lifestyle within the tranquility of 8 acres of parkland.

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					
(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					
70		75			
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

