

Little Hersham, Longcross, Chertsey, Surrey





A superb family home set in **glorious gardens** approaching an acre in Longeross.

Summary of accommodation

Ground Floor: Living room | Dining room | Kitchen | Utility | Principal bedroom with dressing room/area and en suite | Three further bedrooms (one en suite) | Family bathroom

Outside: Landscaped gardens with patio, terrace and fire pit | Double garage Workshop/storage area



Little Hersham

Little Hersham has been completely refurbished by the current owners to a high standard and offers wonderful lateral living nestled into this wooded and secluded setting.

The property is approached via a secure in and out sweeping driveway offering ample guest parking to the front and side and access to the double garage.

The spacious and light reception area provides access to all the principal rooms including the living room, dining room with bi-folding doors enjoying fantastic garden views and the utility room. The kitchen is well fitted with a wide range of wall and base mounted units and enjoys a garden outlook.

The principal bedroom enjoys a dressing room/area and en suite facilities. There is a guest bedroom suite and two further bedrooms served by a family bathroom. To the rear, the landscaped gardens are absolutely charming, featuring a patio and a terrace complete with a fire pit. The gardens are completely private and offer wonderful outdoor entertaining space leading through the bi-folding doors from the main house. To the front there is a double garage and a useful workshop/storage area.



Location

Sporting pursuits are varied, and the area is home to a number of renowned golf clubs such as Wentworth, Sunningdale and nearby Foxhills. Racing is held at Ascot and Windsor, and polo is available at Coworth Park, Smiths Lawn in Windsor Great Park and the Royal Berkshire Polo Club. There are opportunities for walking, cycling and horse riding in the surrounding countryside and on Chobham Common and Windsor Great Park.

Schools in the area include Sir William Perkins in Chertsey, Hall Grove, Papplewick, LVS, St Mary's and St George's Schools in Ascot and Halstead School in Woking. The American Community School and TASIS International Schools are situated in Egham and Eton College and Wellington College are both within 15 miles.

Transport links are excellent; there are regular Monday to Friday rail services to London (Waterloo) and Reading available from Longcross station and a mainline service to London (Waterloo) from Woking that takes from 28 minutes. The motorway network is also easily accessible via the M3 (J3) and the M25 (J11/12) which is 2 miles away, leading to the M4 which links with Heathrow Airport (12 miles away) and central London.



Property information

Tenure: Available freehold

Local Authority: Runnymede Borough Council

Council Tax: Band G

EPC Rating: C



Approximate Gross Internal Floor Area

House - 149.68 sq m - 1611 sq ft

Garage - 25.82 sq m - 278 sq ft

Store - 13.30 sq m - 143 sq ft

Total - 188.80 sq m - 2032 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated June 2024. Photographs and videos dated May 2024.

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