



# VIRGINIA WATER LODGE

Ascot | Berkshire





# A WONDERFUL GRADE II\* LISTED RESIDENCE OF RARE PEDIGREE

set within approximately 0.25 acres, offering beautifully balanced  
accommodation and a wealth of period charm.



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EPC

E

Local Authority: Royal Borough of Windsor and Maidenhead

Council Tax band: E

Tenure: Freehold

Guide price: £980,000





## VIRGINIA WATER LODGE

This distinguished detached family home presents a remarkable opportunity to acquire a property of notable architectural merit. Thoughtfully extended and meticulously maintained, the house combines the elegance of its historic origins with the flexibility and comfort required for modern living.

A welcoming reception hall forms the natural heart of the home, leading to a series of well-proportioned rooms distinguished by excellent natural light and fine original detailing. The unique first-floor extension provides particularly versatile space, ideal as additional bedrooms, a home office, or a private suite for family living, and stands as a defining feature of the property.











## ACCOMMODATION

The accommodation has been arranged with an emphasis on both practicality and atmosphere, offering adaptable rooms that can be tailored to a variety of lifestyles. Throughout, sympathetic enhancements sit harmoniously alongside traditional craftsmanship, creating an inviting and beautifully balanced interior.

Externally, the property enjoys the advantage of off-street parking - an increasingly valuable asset - while its detached position ensures a sense of privacy rarely found so close to local amenities.

Highly individual and rich in heritage, this is a home perfectly suited to buyers seeking period architecture, versatile living spaces, and the prestige associated with a Grade II\* listed dwelling.











## LOCATION

Situated on the borders of Windsor Great Park.

The property benefits from excellent transport links from Sunningdale or Ascot train stations and the M3.

An excellent selection of state and independent schools are nearby.

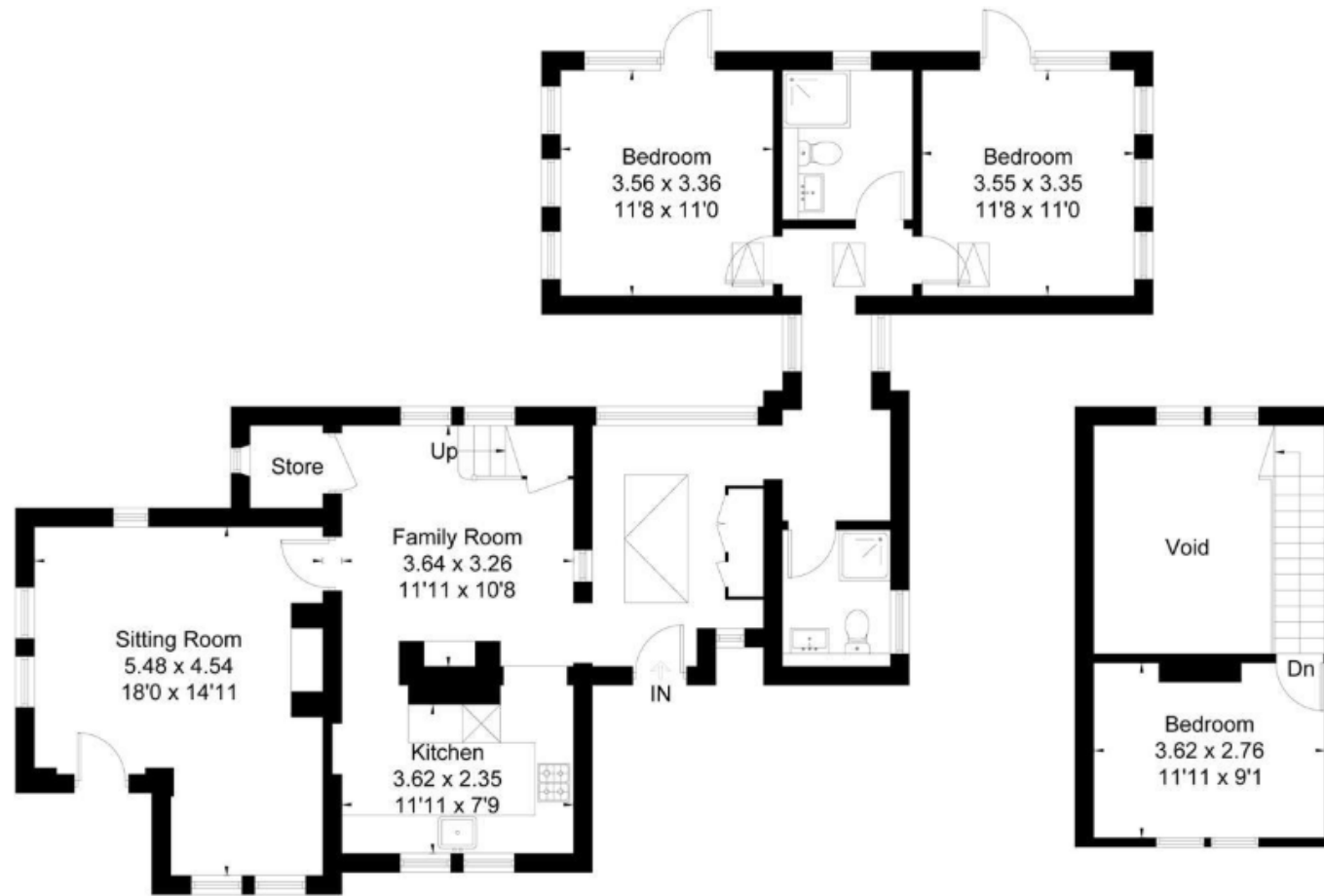








Approximate Floor Area = 113.2 sq m / 1218 sq ft (Excluding Void)



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 #102349

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)





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