



BROOK BARN  
LONGCROSS

BUCKINGHAMSHIRE





# Brook Barn

3 Windlebrook Park • Longcross • Surrey • KT16 0BB

£2,295,000 Freehold

A fabulous contemporary barn style family home providing outstanding and flexible accommodation of close to 5000 square feet within an exclusive gated development of only four properties enjoying a most pleasant semi-rural location.

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|---|--|
| • SUBSTANTIAL & STYLISH CONTEMPORARY HOME           | • 2 ACRE MEADOW SHARED WITH NEIGHBOURS     |
| • CONCRETE FLOORS WITH UNDERFLOOR HEATING           | • OUTSTANDING QUALITY THROUGHOUT           |
| • 5 DOUBLE BEDROOMS, 4 BATH/SOWER ROOMS             | • CONTROL4 HOME AUTOMATION SYSTEM          |
| • PRIVATE GARDEN AND WOODLAND                       | • COUNCIL TAX BAND H                       |
| • VIRGINIA WATER RAIL STATION - UNDER 10 MINS DRIVE | • LONGCROSS RAILWAY STATION - 5 MINS DRIVE |

GRAND RECEPTION HALL • CLOAKROOM • DRAWING ROOM • IMPRESSIVE OPEN-PLAN KITCHEN/ DINING/FAMILY ROOM • UTILITY ROOM • STUNNING FIRST FLOOR STUDY/SITTING ROOM • MASTER BEDROOM WITH DRESSING ROOM & EN-SUITE BATH/SOWER ROOM • GUEST BEDROOM WITH EN-SUITE SHOWER ROOM • TWO FURTHER DOUBLE BEDROOMS WITH SHARED EN-SUITE BATHROOM • TOP FLOOR FIFTH DOUBLE BEDROOM • SHOWER ROOM • CINEMA ROOM • LAUNDRY ROOM • DRIVEWAY FOR SEVERAL VEHICLES • ATTACHED DOUBLE GARAGE • PRIVATE GARDENS

## Description

Constructed in 2015 to an exceptional specification, 'Brook Barn' provides contemporary high end living over three storeys in a most pleasant semi-rural environment with an outlook to the rear over woodland and to the front an open view over a well maintained meadow measuring 2.15 acres, jointly owned with the neighbouring properties.

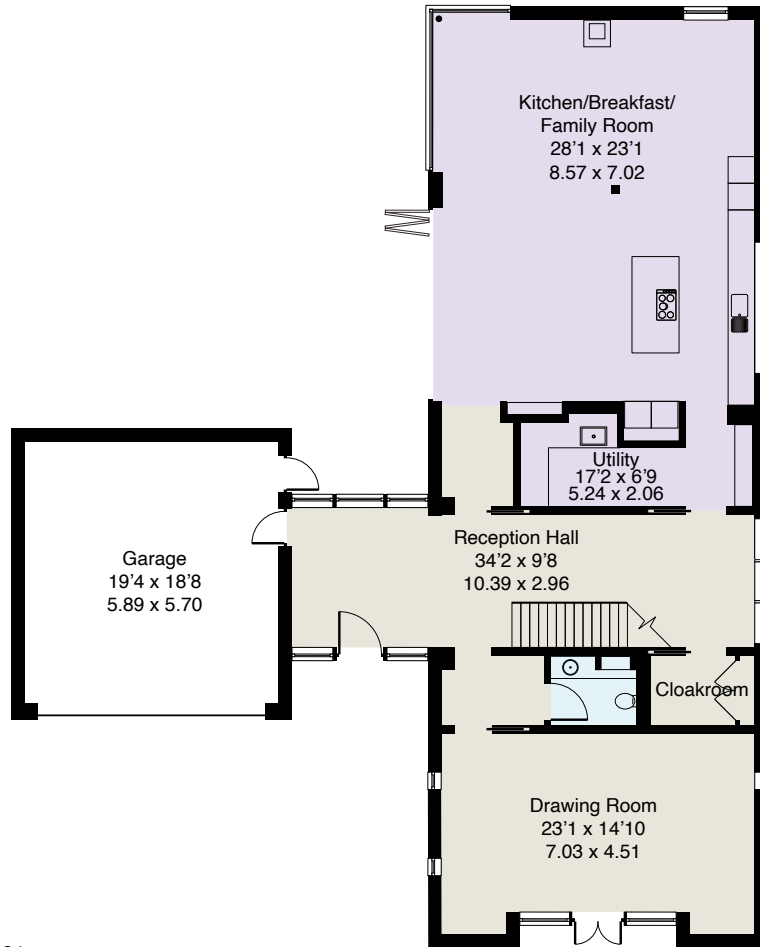
Windlebrook Park is an exclusive enclave of only four substantial modern homes located just yards from the 15th fairway of the renowned Foxhills Golf & Country Club whilst Chobham Common with over 1000 acres of designated National Nature Reserve is approximately 1.5 miles distant and is ideal for running, country walks & dog walking.

The picturesque & thriving villages of Chobham, Sunningdale & Virginia Water are all within a few minutes drive with regular mainline rail services to London Waterloo from Longcross, Virginia Water & Sunningdale.

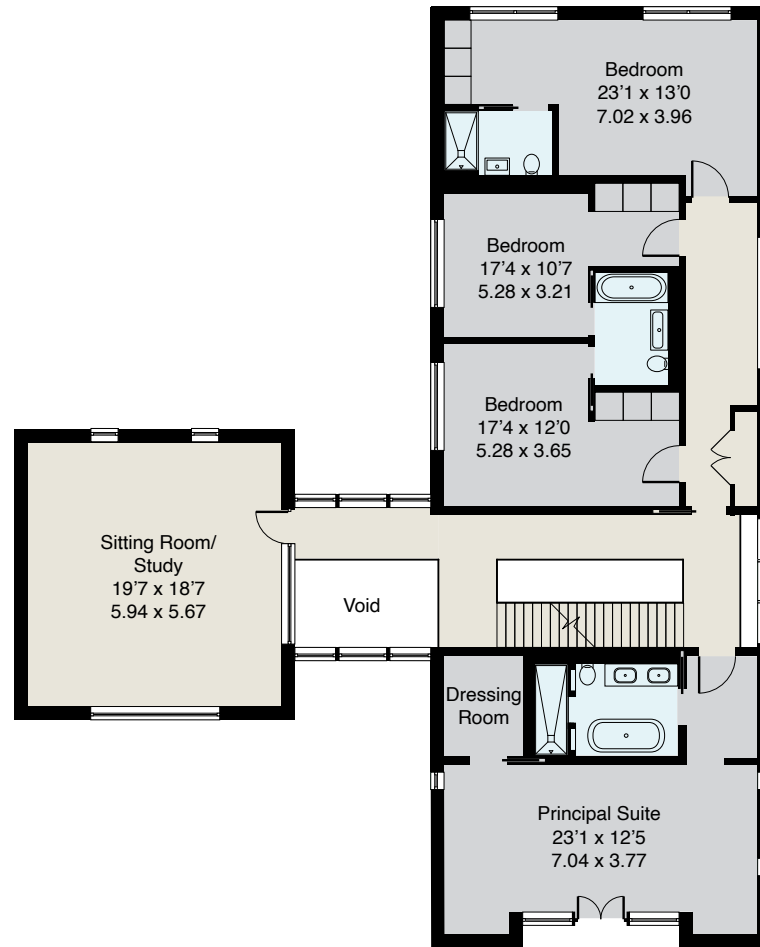
## Directions

From our offices on Station Approach, Virginia Water, turn left onto Christchurch Road and at the roundabout take the first exit left into Wellington Avenue. At the end of Wellington Avenue turn right onto Trumpsgreen Road and after approximately a quarter of a mile turn left into Kitsmead Lane. At the end of Kitsmead Lane turn left at the T-junction onto Longcross Road. Continue on Longcross Road for approximately half a mile whereupon the gated entrance to Windlebrook Park will be found on the left hand side.

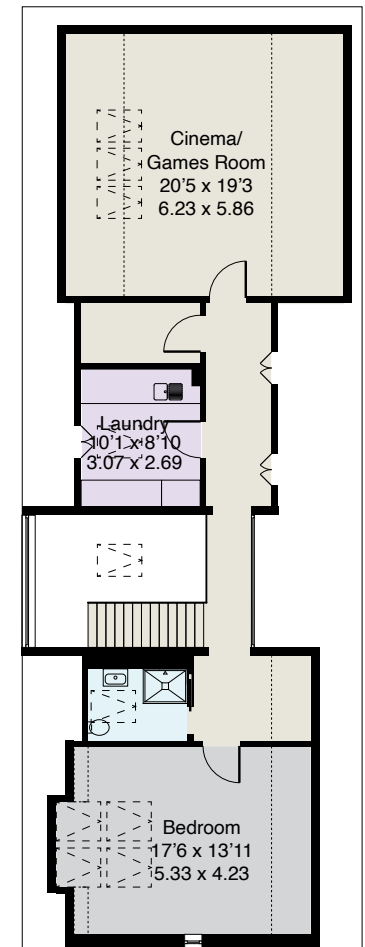
**Approximate Gross Internal Floor Area :**  
 Ground Floor 189.69 sq m / 2042 sq ft  
 First Floor 187.85 sq m / 2022 sq ft  
 Second Floor 82.06 sq m / 883 sq ft  
**Total 459.60 sq m / 4947 sq ft**



**Ground Floor**



**First Floor**



**Second Floor**

EPC: B81.  
 COUNCIL TAX BAND H  
 ALL MAIN SERVICES.

**Important Notice**

These particulars and measurements are believed to be correct but their accuracy is not guaranteed by the Vendor or Vendor's Agents and they do not constitute any part of a contract. It is not our Company Policy to test services and domestic appliances so we cannot verify that they are in working order. The buyer is advised to obtain verification from their Solicitor or Surveyor.

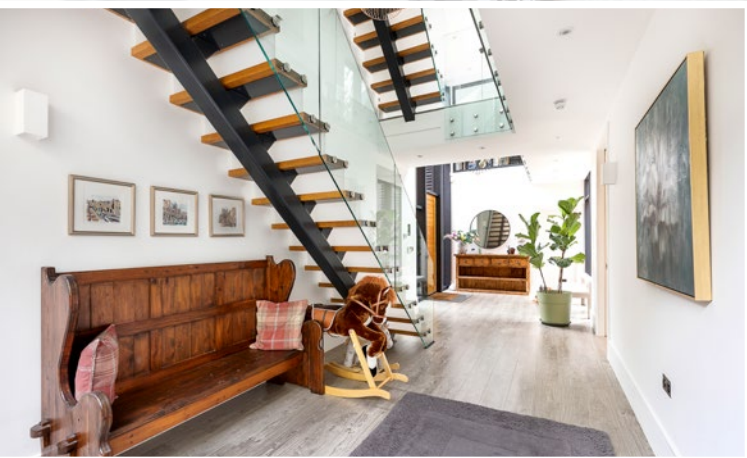
Ref: 3WPB012304253 HPI ©2025 Not to Scale. Any Areas, measurements or distances given are maximum and approximate only, no decisions without checking should be made when reliant upon them.

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