



# CROSSLAND HOUSE

Virginia Park, Virginia Water, Surrey

BARTON · WYATT

# 27 CROSSLAND HOUSE

Virginia Water, Surrey GU25 4JY

Stunning period property in this gated development.

Virginia water shops and station 0.10 mile, M25 4 miles, Heathrow 9 miles, London 28 miles central

Entrance Hall ♦ Cloakroom ♦ Sitting room  
♦ Kitchen with direct access to the garden ♦ Study ♦ Four bedrooms (master bedroom ensuite) ♦ Family bathroom  
♦ Utility room Southern aspect ♦ Private courtyard garden  
♦ Underground parking for 2 cars ♦ Leisure facilities including swimming pool ♦ Jacuzzi Gym ♦ Tennis court and sports hall

## Situation

Virginia Park is situated in an ultra-convenient position only a short level walk from the picturesque shopping parades of Virginia Water with its excellent shops for day-to-day needs, restaurants and mainline railway station with a fast service of trains to Waterloo in 42 minutes. For the weekly household shop there is an excellent Waitrose in Sunningdale and for more extensive shopping facilities, the towns of Windsor, Staines, Guildford and Kingston are all close at hand. Junction 13 of the M25 is just 3.5 miles away giving access to London, Heathrow and the motorway network. Other than the world-renowned Wentworth Club, country clubs are abounding in the area such as Foxhills, Queenwood, Sunningdale and the Royal Berkshire. Delightful walks can be enjoyed around Virginia Water Lake which leads up to the Polo Fields at Smiths Lawn and is adjacent to Savill Gardens and Windsor Great Park beyond for riding. The area is also very well catered for by a huge choice of private prep schools, as well as two international schools, ACS in Egham and TASIS in Thorpe.

## Description

A magnificent Town House in this Grade I listed restored mansion of architectural importance located on Virginia Park only a short walk from the local shops of Virginia Water with its lovely cafes, restaurants, and main line railway station.

This interesting home is arranged over 4 levels. The house has been finished with much character and the principal rooms have a southerly aspect with superb views over the well-tended grounds of Virginia Park. The kitchen has been recently fitted and has direct access to the sunny courtyard garden which is a sun trap in the summer months and is fully enclosed and with shrubs and colourful plants. The top floor master bedroom has much character and charm with far reaching views and is ensuite. A gate gives access to the formal communal lawn from the private courtyard. There is a secure underground storage cupboard and parking for two cars undercover.



## Fixtures and Fittings

Carpets, and fitted appliances included.

## Services

The property has mains gas, electricity, water and drainage.

## Local authority

Runnymede Borough Council – 01932 838383

## EPC Rating

D59

## Service Charge

Approximately £11,957.24 annually

## Tenure

Freehold

## Council Tax Band

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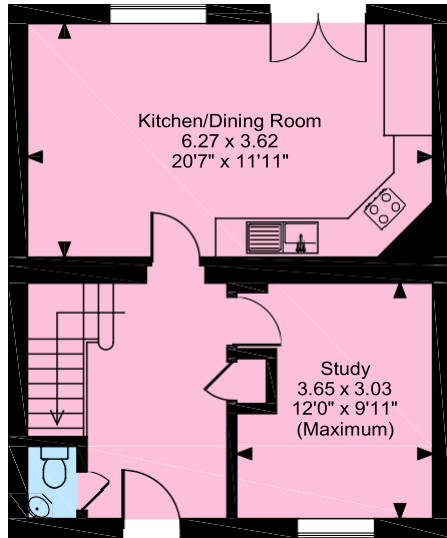
## Directions

From our office in Virginia Water, turn right onto Christchurch Road. Proceed over the railway bridge and take the first left into Virginia Park. The security guards will direct you to the house.

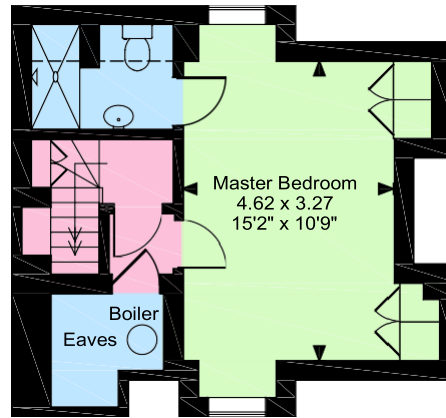




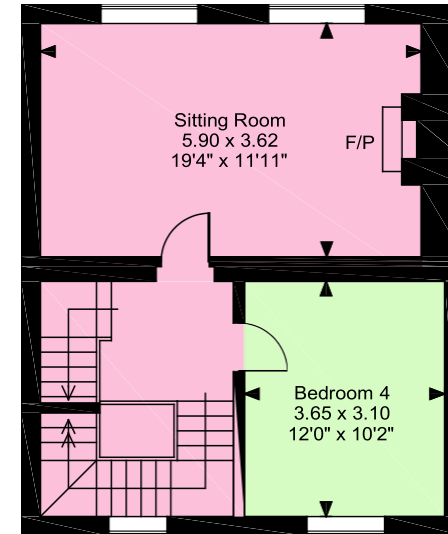
**Crossland House, Holloway Drive, Virginia Water**  
**Approximate Gross Internal Area**  
**1811 Sq Ft/168 Sq M**



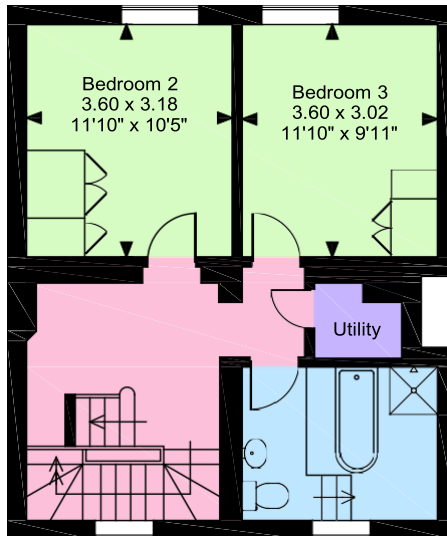
**Ground Floor**



**Third Floor**

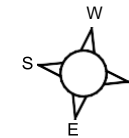


**First Floor**



**Second Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.  
 □□□□ Denotes restricted head height  
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