



# Holloway Drive

Virginia Water, Surrey





# 17 Holloway Drive

Virginia Water, Surrey, GU25 4SY

A beautifully presented character townhouse forming part of the stunning Grade I Listed Crossland House on the gated Virginia Park estate.

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- Stunning four storey townhouse on the gated Virginia Park estate
  - Excellent kitchen/family space and grand drawing room
  - Three reception rooms
  - Large basement accommodation
  - Rear courtyard garden
  - Master and guest bedroom suites with duplex third double bedroom
  - Study/fourth bedroom and family bathroom
  - Three underground parking bays, one with EV charging
  - Completely renovated to outstanding quality
  - Communal tennis court, gym and indoor pool
  - 24 hour manned security
  - Close to Virginia Water village centre







## Description

This superb home has been completely renovated by the present owners, the end result being the perfect combination of outstanding external character & the best of modern internal finishes; the stunning open plan kitchen/family room is a particular delight however the whole house oozes quality throughout.

The Virginia Park development is second to none, with 24 hour manned security making this the ultimate 'lock up & leave' purchase

## Directions

From our offices on Station Approach, Virginia Water, turn right onto Christchurch Road and after crossing the rail bridge with Virginia Water Rail Station to your right, turn left into the walled and gated entrance to Virginia Park; the guards will direct you from there.





## Property Details

Approximate Floor Area	318.41 sq m / 3,427 sq ft
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Tenure:	Freehold
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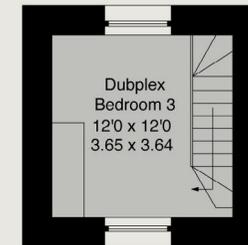
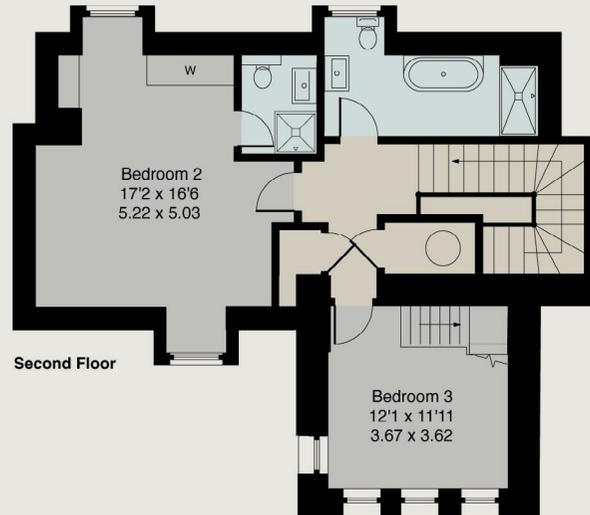
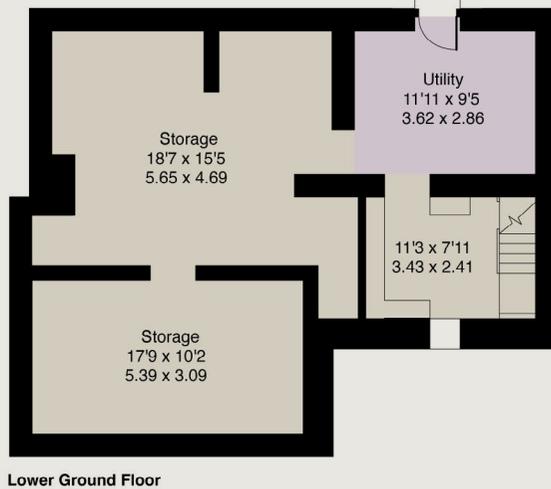
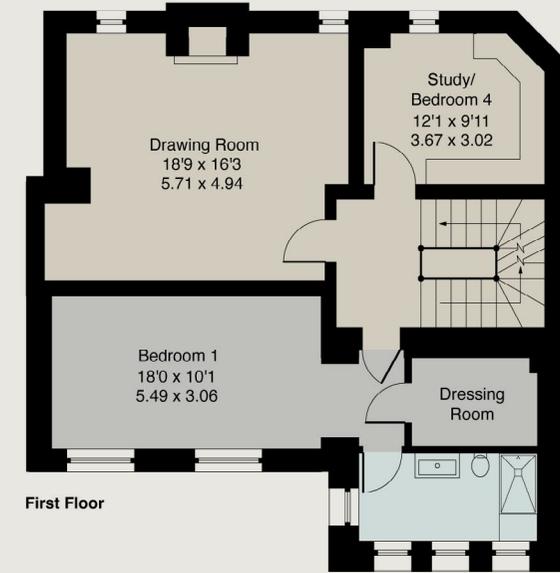
Service Charge:	£14,887.29 (2026)
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Tax band	H
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Guide price	£1,595,000
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**Approximate Gross Internal Floor Area :**  
 Lower Ground Floor 70.08 sq m / 754 sq ft  
 Ground Floor 78.01 sq m / 840 sq ft  
 First Floor 88.49 sq m / 952 sq ft  
 Second Floor 68.54 sq m / 738 sq ft  
 Second Floor 13.29 sq m / 143 sq ft  
**Total 318.41 sq m / 3427 sq ft**



**COUNCIL TAX BAND H**  
 EPC: C74.  
 ALL MAINS 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: 11SLB013007252 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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