



Luddington Avenue, Virginia Water  
Surrey, GU25



*Beyond your expectations*



# Four bedroom detached home in South West facing gardens

Four Bedrooms | Three Bathrooms | Kitchen/Breakfast Room | Sitting Room | Family Room | Dining Room | Detached Garage | South West Facing Gardens approaching 0.2 acres

**Guide Price £900,000 Freehold**

## Description

A four bedroom detached home located in a popular position in Virginia Water. The property offers flexible accommodation with over 2,000 sqft with a detached garage and gardens approaching 0.2 acres.

Upon entry to the property is the kitchen/breakfast room which has access to the outside. From here, it leads to the dining room which has an opening to the main sitting room with sliding doors to the garden. There are also double doors to a separate family room. The principle bedroom is located at the front with a walk in dressing room and en suite bathroom. To the first floor is a guest bedroom suite with walk in wardrobe, two further bedrooms and a family bathroom.

## Outside

The front of the property is accessed via a wooden five bar gate which leads to the driveway with ample parking and further parking to the side of the property. There is also a detached garage.

The garden is mainly laid to lawn with a good sized entertaining terrace. There are mature hedge and tree lined borders offering a good degree of privacy. The gardens are south west facing.

## Location

Virginia Water is within 1.4 mile, with its shops for day to day needs, restaurants and a mainline railway station with a fast service of trains to Waterloo in 42 minutes.

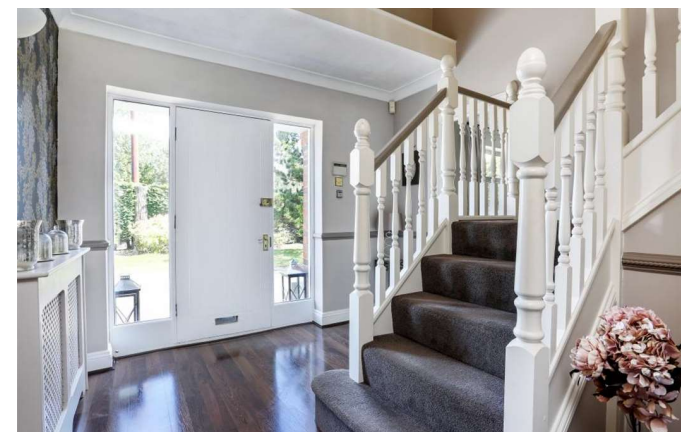
For greater needs, there is an excellent Waitrose in Sunningdale and for more extensive shopping facilities, the towns of Windsor, Guildford and Kingston are all close at hand. Junction 13 of the M25 is just 3.5 miles away giving access to London, Heathrow and the motorway network.

Other than the world renowned Wentworth Club, country clubs around in the area include Foxhills, Queenwood, Sunningdale and the Royal Berkshire. Delightful walks can be enjoyed around Virginia Water Lake which leads up to the Polo at Smiths Lawn, adjacent to Savill Gardens and Windsor Great Park beyond for riding.

The area is also very well catered for by a wide choice of private prep schools, as well as two international schools, ACS in Egham and TASIS in Thorpe.

**Hamptons International**  
6 Broomhall Buildings, Chobham Road, Sunningdale  
Sales. 01344 627555  
sunningdale@hamptons-int.com

[www.hamptons.co.uk](http://www.hamptons.co.uk)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

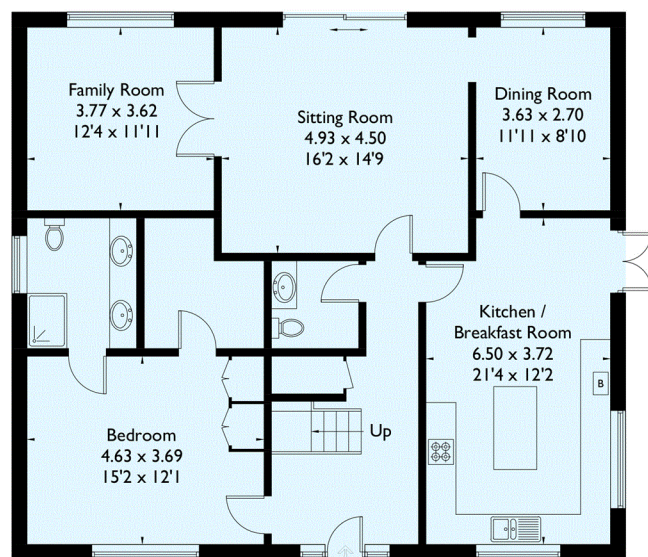
## Luddington Avenue, Virginia Water

Approximate Gross Internal Area = 190.4 sq m / 2049 sq ft

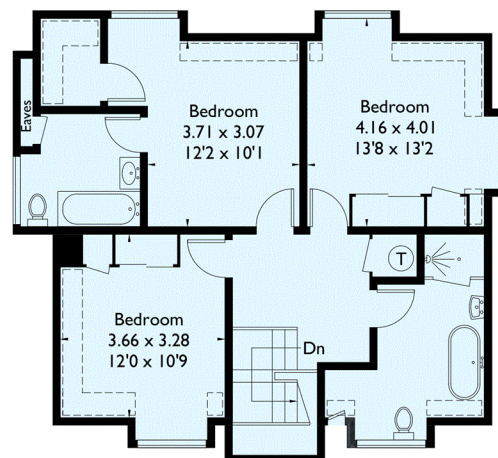
Garage = 36.7 sq m / 395 sq ft

Total = 227.1 sq m / 2444 sq ft

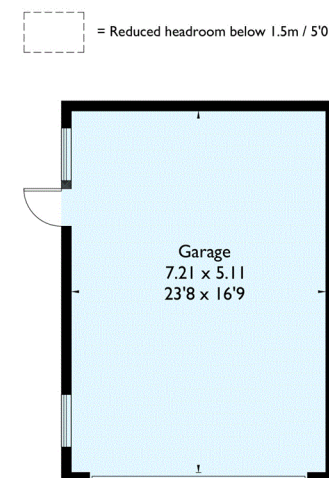
(Excluding Eaves)



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

FLOORPLANZ © 2016 0845 6344080 Ref: 167157

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

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



