



2 LUDDINGTON HOUSE

EGHAM

BUCKINGHAMS



2 Luddington House

Stroude Road • Egham • Surrey • TW20 9UZ

£799,950

Freehold

2 Luddington House is one of only six attractive three storey townhouses newly constructed in 2020 by niche developer, The Jaspar Group, privately situated within landscaped grounds of three and a half acres and being part of a stunning gated development located between Egham & Virginia Water.

- GATED GROUNDS OF 3.5 ACRES
- WESTERLY FACING REAR GARDEN
- OPEN-PLAN LIVING ROOM & KITCHEN
- THREE DOUBLE BEDROOMS
- SERVICE CHARGE £2100 PER YEAR
- SHOWER ROOM EN-SUITE TO PRINCIPAL BEDROOM
- LONDON HEATHROW - 15 MINUTES' DRIVE
- TWO PARKING SPACES (ONE WITH EV CHARGER)
- UNDER FIVE MINUTES' DRIVE TO EGHAM RAIL STATION
- EPC RATING – B86

RECEPTION HALL • MARBLE TILED CLOAKROOM • LIVING ROOM WITH OPEN-PLAN KITCHEN AND 'FRENCH DOORS' TO REAR GARDEN • SIEMENS FITTED KITCHEN APPLIANCES • SECOND FLOOR SPACIOUS PRINCIPAL BEDROOM WITH MARBLE TILED SHOWER ROOM • TWO FIRST FLOOR DOUBLE BEDROOMS • FIRST FLOOR MARBLE TILED FAMILY BATHROOM • PRIVATE REAR GARDEN ENJOYING A WESTERLY ASPECT • TWO DESIGNATED PARKING SPACES (ONE WITH ELECTRIC VEHICLE CHARGING POINT) • BEAUTIFULLY MAINTAINED COMMUNAL LANDSCAPED GROUNDS OF 3.5 ACRES • VISITOR PARKING • GATED IN/OUT DRIVEWAY

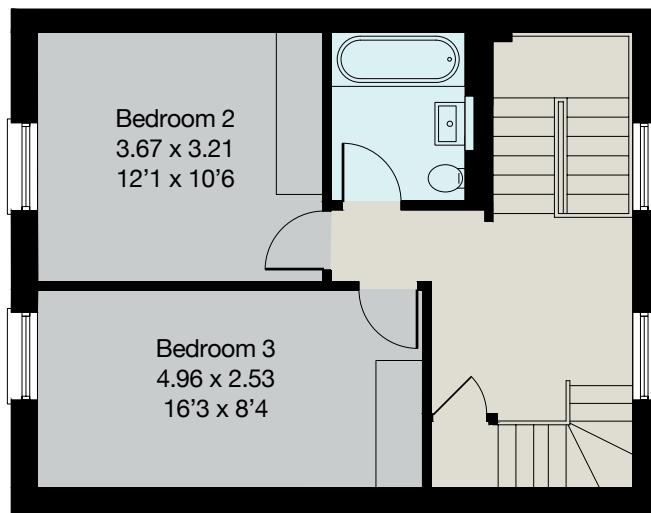
Description

Luddington House itself is an elegant Grade II listed mansion, believed to date from 1660, which was skillfully converted during 2020 into twelve luxurious apartments & one large three storey home by specialist developer The Jaspar Group. At the same time as the conversion of the mansion was taking place the development company also constructed six new build townhouses within the grounds to create a highly attractive main square featuring manicured lawns and a central fountain.

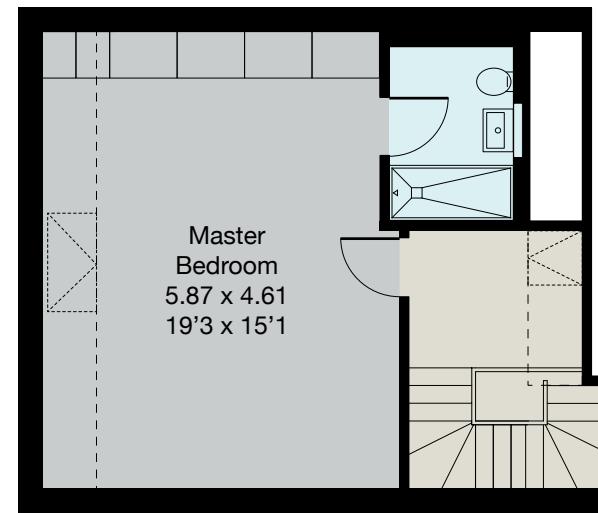
Directions

From our offices in Station Approach, Virginia Water, turn right onto Christchurch Road and proceed to the traffic light crossroads next to Virginia Water Railway Station. Turn left into Stroude Road in the direction of Egham and continue for one mile. After passing the turning into Luddington Avenue on the left hand side, Luddington House will be found 100 yards along on the left.

First Floor



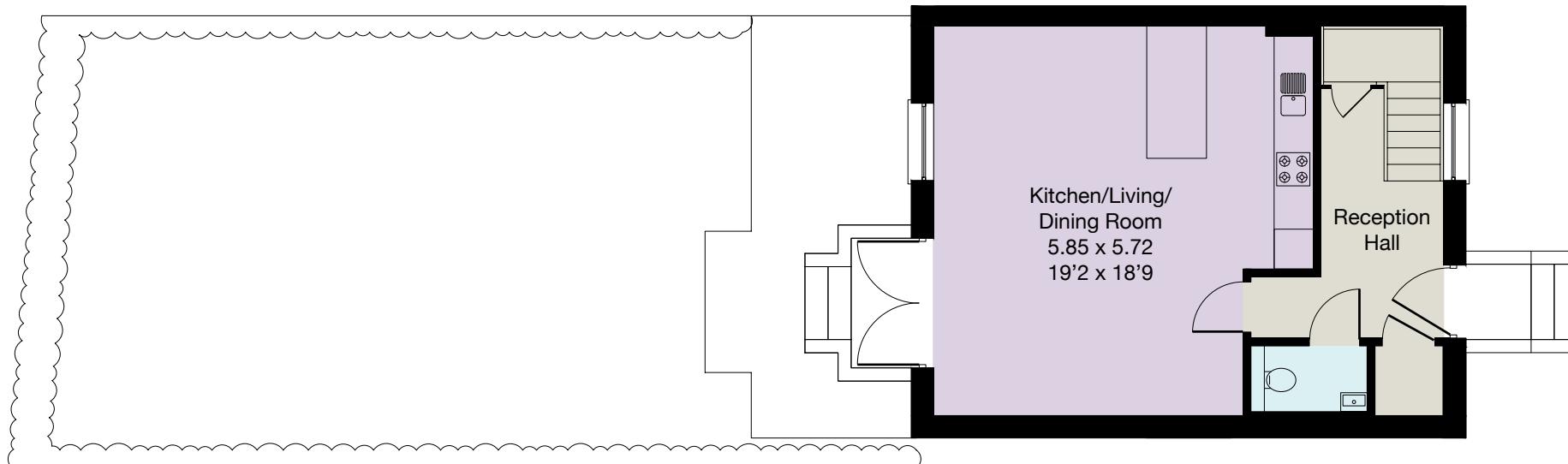
Second Floor



Approximate Gross Internal Floor Area :

Ground Floor	44.89 sq m / 483 sq ft
First Floor	44.89 sq m / 483 sq ft
Second Floor	33.55 sq m / 361 sq ft
Total	123.33 sq m / 1327 sq ft

Ground Floor



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: 2LHB010603242 HPI ©2024 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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