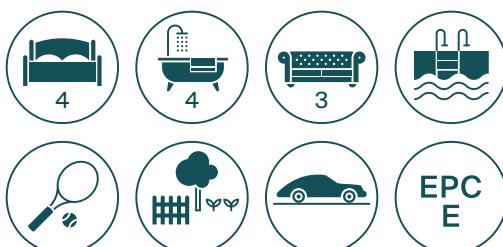




Holloway Drive,  
Virginia Water  
GU25



A rare opportunity to purchase a unique four storey townhouse forming part of this Grade I listed building situated in the exclusive Virginia Park gated development.

The development is situated in Virginia Park, a 24 acre walled parkland estate. Within the main building is a superb swimming pool, Jacuzzi, sauna, sun beds, changing facilities and fully equipped gymnasium. There is an outside tennis court, children's play area and beautiful chapel now converted into a sports hall.

The accommodation is arranged over four floors and comprises four bedroom suites, three receptions rooms, kitchen/breakfast room with doors opening onto a privately owned and southerly aspect sun terrace. A gate leads onto well maintained communal gardens which encompasses the imposing Crossland House building at the rear. There is underground parking and further visitors parking.



Virginia Water station and shops 0.5 miles, Ascot 4 miles, M3 5 miles, M4 9 miles, Heathrow Airport (T5) 9 miles, Central London 28 miles. (All distances are approximate).





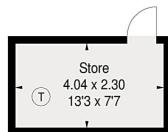












Store  
(Not Shown In Actual  
Location / Orientation)

**Approximate Gross Internal Floor Area**  
**346 sq m/3,724 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



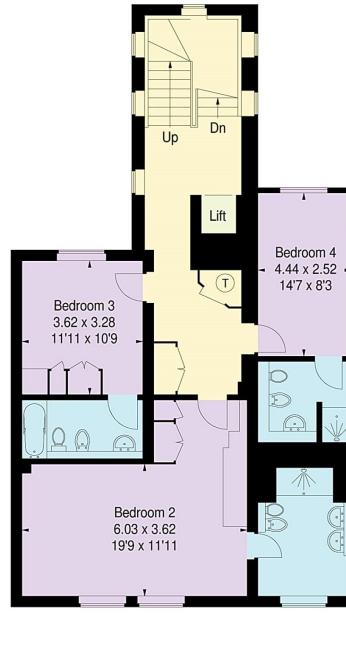
= Reduced headroom below 1.5 m / 5'



Ground Floor



First Floor



Second Floor



Third Floor

**Knight Frank**  
Ascot & Virginia Water

**I would be delighted to tell you more.**

**Beatrice Knight**  
01344 592 803  
beatrice.knight@knightfrank.com



**Connecting people & property, perfectly.**

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legal/privacy-statement>.

Particulars dated May 2021. Photographs and videos dated May 2021.

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