



1 Firefly Road  
Longcross, Surrey

For the finer things in property.

**STRUTT  
& PARKER**  
BNP PARIBAS GROUP

# 1 Firefly Road Longcross, Surrey KT16 0BU

A stylish, detached home within a select development, in close proximity to a wealth of amenities

M25 (Jct 11) 5 miles, M3 (Jct 3) 5.4 miles, Longcross station 0.2 mile (London Waterloo 48 mins), Virginia Water station 2.3 miles (London Victoria 47 mins), Sunningdale 3 miles, London Heathrow Airport 9.2 miles, Central London 27.5 miles

Reception hall | Sitting room | Study | Kitchen/dining/sitting room | Utility room | Cloakroom Principal bedroom with en suite bathroom 2 Further bedrooms (1 en suite) | Bedroom 4/office | Family bathroom | Garage | EV charger Driveway parking | Garden | EPC rating B

## The property

A modern detached family house providing immaculately presented, contemporary accommodation, with a neutral colour palette and an open ambience offering a calming and uncomplicated environment for modern lifestyles. Lofted windows ensure rooms are filled with natural light and the tiled flooring with under-floor heating in the spacious hallway extends across much of the ground floor providing practicality and a sense of harmony to reception areas.

The heart of the home is the impressive open-plan kitchen/dining and sitting room at the rear, which enjoys an outlook over the garden and French doors to the terrace, creating a seamless transition from the inside to the outside. Fitted with sleek cabinetry, topped with stone work surfaces, a Quooker tap and water softener, the kitchen has integrated appliances and a breakfast bar unit which forms a subtle divide to a dining area and casual seating space. A separate sitting room offers an alternative area in which to relax. The ground floor also

comprises a Neville Johnson study which is ideal for those seeking to work from home, a utility room with external door, and a cloakroom.

On the first floor, the cool décor continues and the accommodation is arranged as four rooms and a smartly-appointed modern family bathroom. Three rooms present as bedrooms, two of which enjoy the benefits of stylish en suite facilities, whilst the fourth bedroom is currently being utilised as an additional home office.

## Outside

Beech hedging fronts the road, with a planted bed on the opposite side of the paved driveway creating a separation to the neighbouring home. The driveway provides parking for two cars and access to the integral garage and EV charger. A timber side gate provides a route to the low-maintenance rear garden where a large porcelain-tiled terrace adjoins the rear of the house and extends across the width of the plot. With direct access out from the living area, the terrace offers an extension to the home and provides opportunities for outdoor dining, relaxation and entertaining.

## General

**Local Authority:** Runnymede Borough Council - Tel: 01932 838383

**Services:** Mains electricity, gas, water & drainage. Under-floor heating to ground floor

**Service Charge:** Approx. £1,200 p.a.

**Council Tax:** Band G

**Tenure:** Freehold

**Guide Price:** £950,000



## Location

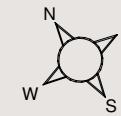
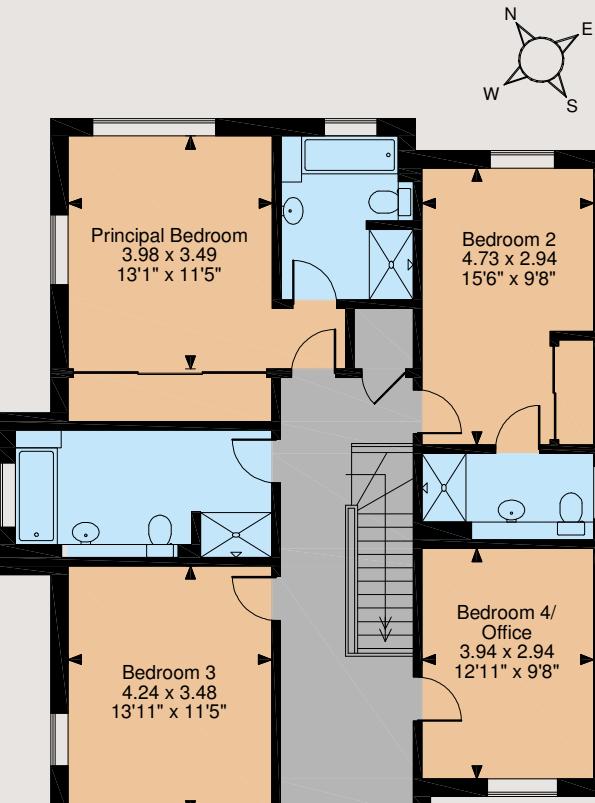
Situated in a popular modern development, the leafy village of Longcross offers open-spaces, walking and cycling pathways, and the glorious Surrey countryside on the doorstep. With Virginia Water to the north and Chobham to the south everyday amenities are easily accessible including a range of convenience and independent shops, restaurants and public houses. Additional facilities are available at Sunningdale, Ascot and Windsor and slightly further afield at Guildford.

The area boasts a wide range of leisure amenities including walks on Chobham Common, the largest national nature reserve in the south-east of England, racing at Ascot, and for golf-enthusiasts there are first-class courses within easy reach, including the renowned Wentworth Golf Club, Sunningdale, Windlesham, Chobham, and Woking.

Communication links are excellent with services at Longcross for train journeys into London, in addition to those provided at Sunningdale station, and the road network is within easy reach with the M3 offering access to the M25 and southwards to coastal towns and Southampton Airport. Well-regarded schooling in the vicinity includes Lyne & Longcross Primary School, Gordon's School, Coworth Flexlands, St. Andrews, Woodcote House, Hall Grove, Sunningdale School, The Marist School, ACS Egham International School, St. George's Weybridge, St. George's Ascot, and Eton College.



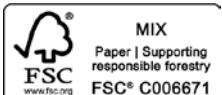
Floorplans  
House internal area 1,916 sq ft (178 sq m)  
Garage internal area 208 sq ft (19 sq m)  
Total internal area 2,124 sq ft (197 sq m)  
For identification purposes only.



### Directions

With Strutt & Parker's Sunningdale office on your right continue along the B383/Chobham Road and at the roundabout, take the 1st exit to join the B386. At the next roundabout, take the 2nd exit onto Chobham Lane, sign-posted to Egham. Continue straight-on at the next roundabout and then take the first left into Longcross Grange. Bear left onto Chieftain Road and follow the road all the way around, taking the third left turning into Firefly Road: the property will be found on the left-hand side.

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