



1 Firefly Road  
Longcross, Surrey

For the finer things in property.



# 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. Lofty 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

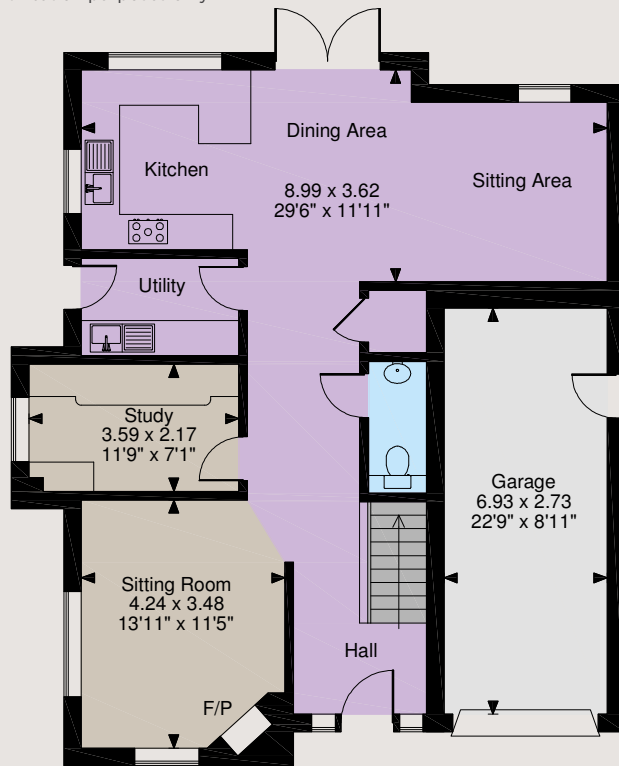
Situated in a popular modern development, the leafy village of Longcross offers open-spaces, walking and cycling pathways, and the glorious Surrey countryside on the doorstep. With Virginia Water to the north and Chobham to the south everyday amenities are easily accessible including a range of convenience 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.

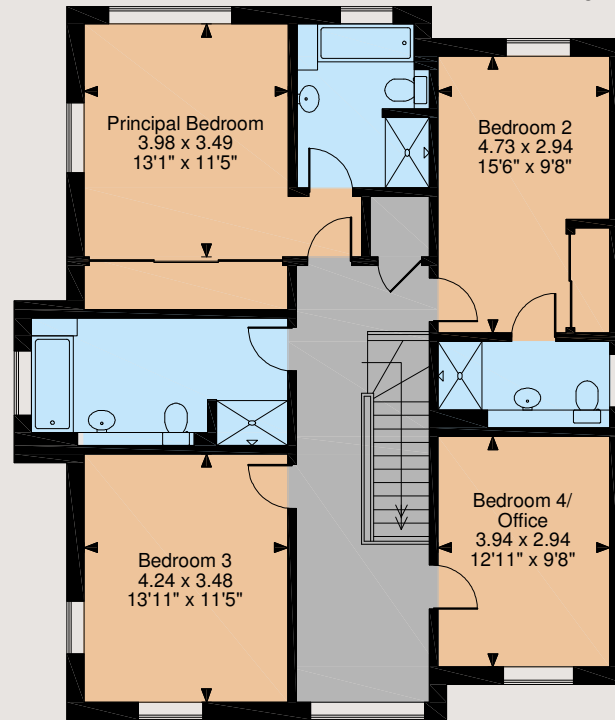
Communication links are excellent with services at Longcross for train journeys into London, in addition to those provided at Sunningdale station, and the road network is within easy reach with the M3 offering access to the M25 and southwards to coastal towns and Southampton Airport. Well-regarded schooling 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.



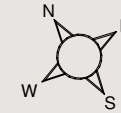
Floorplans  
 House internal area 1,916 sq ft (178 sq m)  
 Garage internal area 208 sq ft (19 sq m)  
 Total internal area 2,124 sq ft (197 sq m)  
 For identification purposes only.



Ground Floor



First Floor



The position & size of doors, windows, appliances and other features are approximate only.  
 © ehous. Unauthorised reproduction prohibited. Drawing ref. dig/8536946/NJD



### 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.

### Sunningdale

40 Chobham Road, Sunningdale, Berkshire SL5 0DX

**01344 206540**

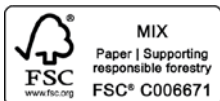
sunningdale@struttandparker.co.uk  
 struttandparker.com

@struttandparker

/struttandparker

Over 45 offices across England and Scotland,  
 including Prime Central London

**IMPORTANT NOTICE:** Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken January 2023. Particulars prepared February 2023. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



For the finer things in property.

