



Withany,

Heath Rise, Virginia Water, Surrey, GU25 4AX.

BARTON · WYATT

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Set in a quiet location on the Wentworth Estate, this modern seven-bedroom home offers a wonderful layout and ultimate privacy.

- ◇ Located on the private Wentworth Estate
- ◇ Over 6000sqft of accommodation set behind a private gate
- ◇ Gardens more than half an acre
- ◇ Open plan modern layout with luxury fittings
- ◇ Long driveway leading up to the property
- ◇ Manicured gardens to the front and rear of the property
- ◇ Six-bedroom suites and annexe bedroom
- ◇ Quiet location with good privacy
- ◇ Triple garage with plentiful parking
- ◇ Offered with no onward chain

Situation

The Wentworth Golf Club and the picturesque shopping parades of Virginia Water, with its excellent shops for day-to-day needs, restaurants and mainline railway station with a fast service of trains to Waterloo in 42 minutes are within easy walking distance. For the weekly household shop 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 abound in the area such as 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 huge choice of private prep schools, as well as two international schools, ACS in Egham and TAS IS in Thorpe.

Fixtures and Fittings

Carpets, curtains and light fittings are available by separate negotiation.

Services

The property has mains gas, electricity, water and mains drainage.

Local Authority

Runnymede Borough Council – 01932 828383

Tenure

Freehold

Council Tax Band

H

Energy Rating

B83

Service Charge

Annual Wentworth Residents Charge





Heath Rise, Virginia Water, GU25

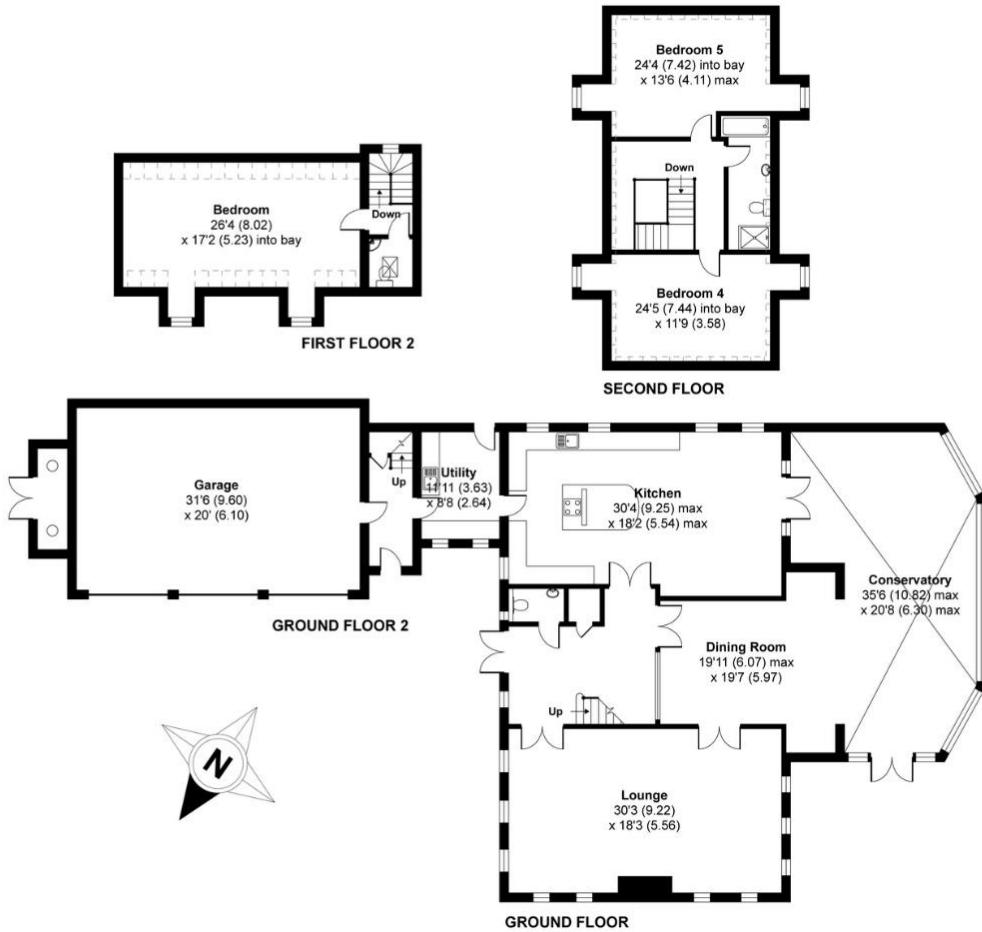
Approximate Area = 5899 sq ft / 548.0 sq m (includes garage)

Limited Use Area(s) = 134 sq ft / 12.4 sq m

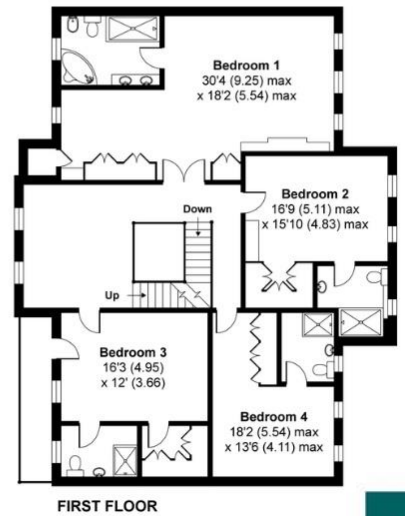
Outbuilding = 37 sq ft / 3.4 sq m

Total = 6070 sq ft / 563.9 sq m

For identification only - Not to scale



Denotes restricted head height

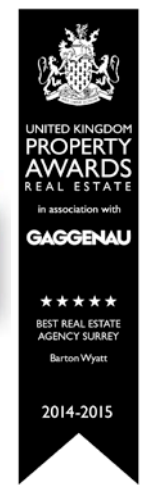


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	70	73
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021 Produced for Barton Wyatt Ltd. REF: 738722



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