

BARTON · WYATT

1 ABBOTS DRIVE • WENTWORTH ESTATE • VIRGINIA WATER • GU25 4QS



## 1 Abbots Drive • Wentworth Estate • Virginia Water • GU25 4QS

A magnificent Wentworth family home benefiting from a superb plot of half an acre with a south facing garden



<ul style="list-style-type: none"><li>◇ Superb Wentworth location</li><li>◇ Private estate with security<ul style="list-style-type: none"><li>◇ South facing garden</li><li>◇ Separate Annexe</li><li>◇ High ceilings</li></ul></li></ul>	<ul style="list-style-type: none"><li>◇ Large bedrooms</li><li>◇ Modern kitchen</li><li>◇ Outstanding terrace<ul style="list-style-type: none"><li>◇ Electric gates</li></ul></li><li>◇ Convenient location</li></ul>
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Superb entrance hall, three reception rooms, 9 bedrooms (8 ensuite), a family room, study, and a modern kitchen/breakfast room. Further benefits include a detached garage with a studio flat above, peaceful gardens, electric gates, and a paved driveway.



Located within a highly sought after, private road on the prestigious Wentworth Estate - an exclusive location with a tranquil atmosphere and access to world-class sporting facilities. Virginia Water and the renowned private Wentworth Estate and championship golf course are situated to the south of Windsor Great Park, known for its open spaces and home to the notable lakes and green spaces of Savill Gardens. Sporting activities abound throughout the area, with Royal Ascot nearby and an impressive selection of first-class courses for golf enthusiasts, including Sunningdale, the Berkshire and of course the world-famous Wentworth Club which also has its own tennis, swimming, and leisure/spa facilities.

The area is renowned for its excellent selection of schooling such as Papplewick Preparatory School, St George's Boys School, St Mary's Girls School, and ACS International in Egham.

Virginia Water train station is also close, which provides direct access to London Waterloo in approximately 40 minutes. The area is well situated for both Heathrow Airport, Gatwick Airport, and the motorway network.



**Fixtures and Fittings:**  
 Carpets, curtains, and light fittings available by separate negotiation.

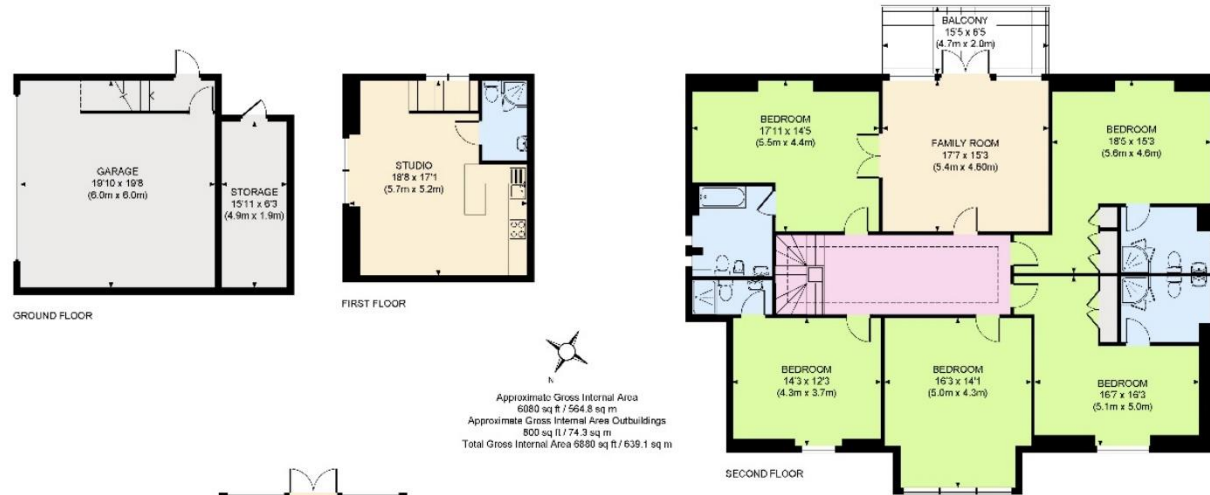
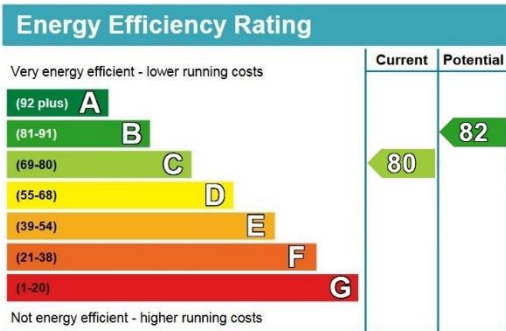
**Services:**  
 All mains' services connected.

**Local Authority:**  
 Runnymede Borough Council 01932 838383.  
 Council Tax

**Tenure & Service Charge:**  
 Freehold and Wentworth Annual Estate Charge Payable

**Council Tax Band:**  
 Band H

**Energy Rating:**  
 C



This plan is for layout purposes only. It is drawn to scale to the nearest 100th of a centimetre. It does not represent an actual plan. Please check all dimensions, shapes and compass bearings before making any decisions about your plans.



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