



# Silverthorns,

Wellington Avenue, Wentworth Estate, Surrey, GU25 4QR

BARTON · WYATT

# Silverthorns,

Wellington Avenue, Wentworth Estate, Surrey, GU25 4QR.

*A generous seven-bedroom family home set in beautiful gardens of over an acre on the exclusive Wentworth Estate.*

- ◇ Large Wentworth family home
- ◇ 7 bedrooms
- ◇ South-West facing rear aspect
- ◇ High ceilings and ornate features
- ◇ Annexe apartment above the garage
- ◇ Generous plot of 1.04 acres
- ◇ 6 bathrooms
- ◇ Driveway with electric gates
- ◇ Great location
- ◇ Close to Virginia Water and Wentworth Club

## Situation

Silverthorns is approached via a secure gated entrance and driveway, offering ample guest parking nestled into a wooded setting on Wentworth. The impressive and welcoming entrance hall gives access to all the principal reception rooms, including a family room and sitting room, providing access to the patio and well-maintained gardens to the side and rear.

The kitchen/breakfast room is well-fitted, with a wide range of wall and base-mounted units and many integrated appliances. The dining room, which leads from the kitchen, enjoys a pleasant outlook and doors on to the patio area and gardens to the rear.

Additional ground floor accommodation includes a bedroom with ensuite facilities, Chef's kitchen, a utility room, a cloakroom, and two bonus rooms served by a shower room. There is also access to the staff annex, which is situated above the triple garage, complete with a kitchen and shower room.

On the first floor, the principal bedroom suite enjoys a dressing room, bathroom with bathtub and walk-in shower and separate sitting area. There are two guest bedroom suites and two further bedrooms served by a family bathroom with ensuite facilities and a study and first-floor sitting room, which could be adapted for various purposes.

To the rear, the charming level private gardens are mainly laid lawn and feature mature tree and shrub borders. To the front, the property benefits from ample parking and a triple garage.

Virginia Water train station is close by, 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

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

## Local Authority

Runnymede Borough Council – 01932 828383

## Energy Rating

D65





Approximate Area = 617.9 sq m / 6,651 sq ft  
 (Including Garage / Excluding Voids / Store)  
 Including Limited Use Area (1.7 sq m / 18 sq ft)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>60</b>	<b>68</b>
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			



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