

BARTON · WYATT

VIRGINIA AVENUE, VIRGINIA WATER, SURREY





# An exemplary owner-designed high-quality home built for luxury family living and entertaining on a grand scale.

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Having been designed and built to the current owners' exact specifications, the layout and quality of the finishing are second to none.

## Summary of accommodation

**Lower Ground Floor:** Lower hall | Games room | Gym | Spa room with sauna | Cinema room | Wine room | Two store rooms | CCTV room  
Plant room | Staff accommodation with kitchen/living room, bedroom with en suite shower room and utility

**Ground Floor:** Reception hall | Drawing room | Dining room | Kitchen/breakfast room | Orangery | Two studies | Boot room | WC | Shower room  
Attached garage

**First Floor:** Principal bedroom suite with sitting area, dressing room and bathroom | Guest bedroom suite with dressing room and bathroom  
Further bedroom with en suite

**Second Floor:** Landing | Two further bedrooms, each with a dressing room and en suite

In all approximately 0.6 acres





## The property

A quiet location on the Wentworth Estate, this home has generous and well-thought-through family living along with a great entertaining floor with a spa area, which includes a Klafs sauna, plunge pool, relaxation area, treatment room and gym. There is a club room which has all that you need for grand entertaining and parties, including a bar, feature wine room and dance floor. Adjacent to this lies the sumptuous cinema room. There is separate staff/guest accommodation, which can be linked to the house if needed but also has an independent entrance.

The ground floor has a dramatic entrance hall, off which lies a study, cloakroom, drawing room, dining room and access through to the kitchen/breakfast/family room, which has been cleverly designed to overlook the gardens and be the hub of the house. Off this is a main study/library and access to the back-of-house areas.

The first floor has four bedroom suites, including the principal bedroom suite, which has a large en suite dressing room and luxurious en suite bathroom, with all other bedrooms having en suite facilities.

The second floor has a further two bedroom suites and games room.

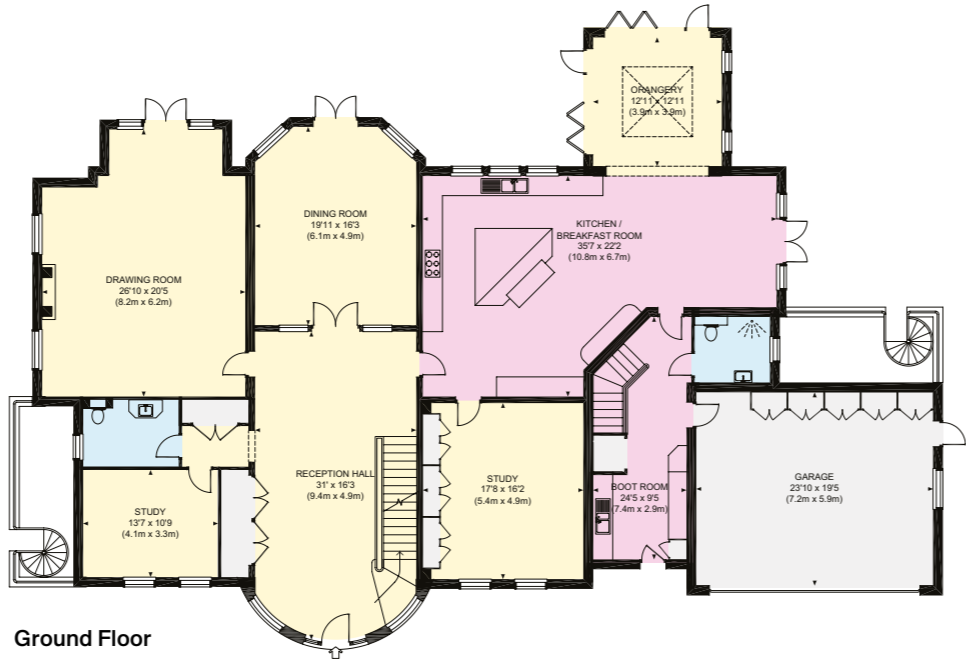
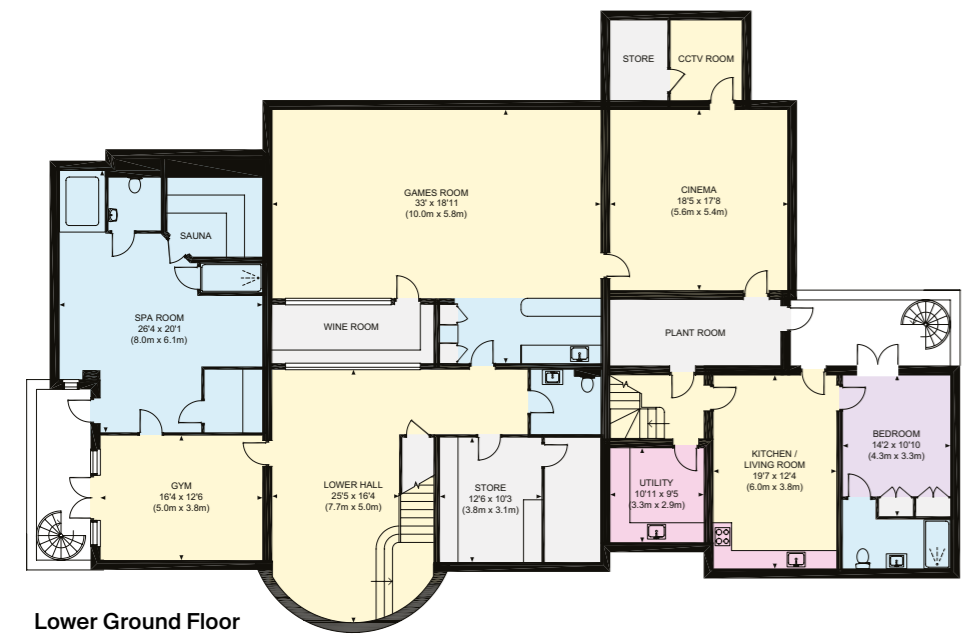
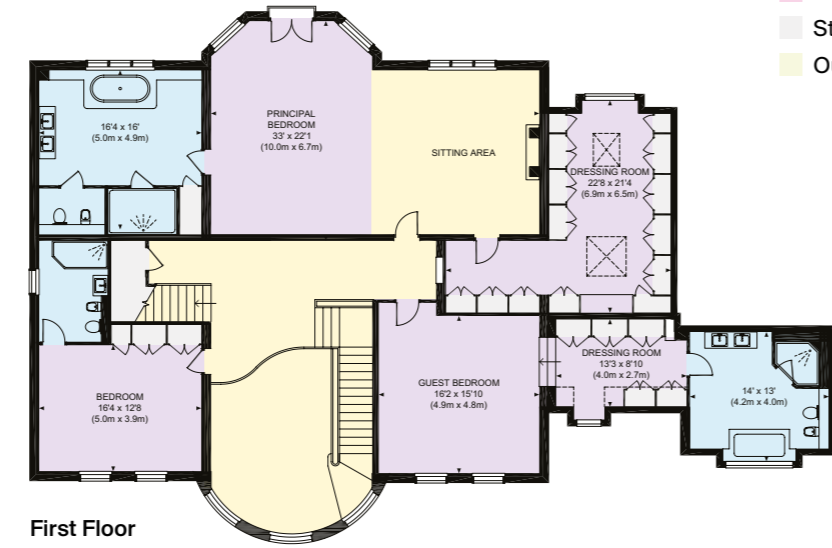
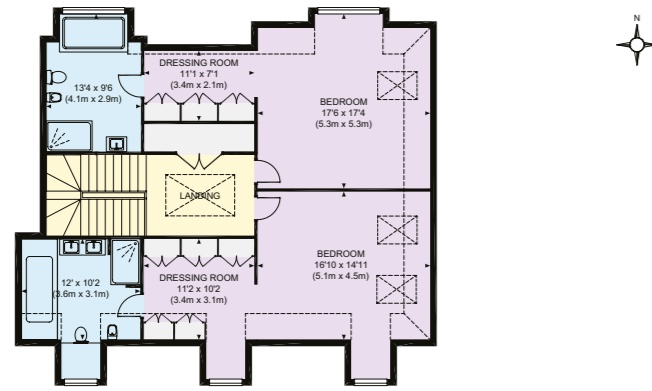




**Approximate Gross Internal Floor Area**  
**10863 sq ft / 1009.2 sq m**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside





## Gardens and grounds

There is generous parking to the front of the property leading out to the garden, and to the rear, there is an entertaining terrace across the back of the house leading to lawned gardens surrounded by established trees, shrubs, and hedging. If the quality of the finish and design of the house is to be fully appreciated, an internal viewing is essential.

## Location

Virginia Avenue is ideally situated within walking distance of Virginia Water Station - just 40 minutes to Waterloo and the excitement of central London. Regarded as the premier countryside location in the UK, the prestigious Wentworth Estate is a quintessentially English oasis within touching distance of London. Set over 1750 acres of magnificent land and woodland; it offers its residents the best of idyllic country living with the added security of number plate recognition to all gate entrances entering the Estate. The exclusive Wentworth Club sits right on its doorstep, as well as the five-star Coworth Park Hotel and Spa, Guards Polo Club, Ascot, Windsor and Virginia Water, all set within the impressive 500-acre Windsor Great Park.

**Air and Transport links:** Regular business and leisure travel is effortless, with Heathrow Airport a mere 10-minute drive away. A choice of private airfields are also all within a 30-minute radius of the property.

**Schools:** Boasting the greatest concentration of revered boys' and girls' schools across the UK, the choice of premier schooling in Surrey is unrivalled.

## Property information

**Tenure:** Freehold

**Local Authority:** Runnymede Borough Council

**Council Tax:** Band H

**EPC Rating:** B



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