

BARTON · WYATT

ROCHESTER HOUSE, OAKWOOD ROAD, VIRGINIA WATER, WENTWORTH ESTATE, GU25 4RZ





Rochester House

Oakwood Road, Virginia Water, Wentworth Estate, GU25 4RZ

An outstanding detached residence on a plot of 1.1 acres and offering 10,500 square feet of accommodation.

Ground Floor

| Reception Hall | Kitchen/Breakfast Room | Drawing Room with Bar | Orangery | Dining Room | Study
| Library | Utility Room | Prep Kitchen | Two Guest Cloakrooms |
| Indoor Pool Complex with Sauna and Spa and Changing Facilities |

First Floor

| Principal Bedroom with Dressing Room, En Suite and Balcony |
| Four Further Bedroom Suites with Fitted Wardrobes and En Suites |

Second Floor

| Bedroom Six | Gym with Kitchenette | Large Storage Room | Bathroom |

Annexe

| Bedroom/Living Room with Kitchenette and En Suite |

| Private Driveway | Triple Garage with Temperature Controlled Wine Store | Landscaped Grounds |
| Stream |







Rochester House

Brought to the market for the first time since its construction in 2005, Rochester House has been completely renovated and refitted in the past by the current owner, to offer 10,500 square feet of outstanding accommodation throughout.

The property has been finished to a superb specification, with fantastic internal fittings and the bespoke joinery by Francesco Malone, Swarovski lighting and air-conditioning in areas. The large reception hall provides access to all the principal reception rooms of the property, there are five main reception rooms in total; the highlight is undoubtedly the fantastic drawing room with built-in wine bar and feature fireplace which leads through to the orangery. This is complemented by a study, with bespoke Francesco Malone furnishings, a formal dining room and a library with Mark Wilkinson furniture on the ground floor. The kitchen/breakfast room features a range of built-in Miele appliances with large central island and leads through to the utility room and prep kitchen, ideal for entertaining. There is access through to the indoor pool complex, which enjoys patio doors to the garden and is a superb feature with sauna and steam room adjoining. A storage and coats room completes the ground floor.

The principal bedroom suite is a true highlight, enjoying fantastic views over the rear gardens and with access to a large dressing room, Francesco Malone furniture and en suite, with shower and bath and separate roof terrace. There are four further double bedrooms on the first floor, all bespoke fitted and presented beautifully and with en suites facilities. To finish the property, the second floor benefits from a large gym with kitchenette, bedroom, large storage room and bathroom.

GARDENS AND GROUNDS

The front driveway provides ample parking and there is access through to the triple garage, which one of the garages has been converted into a temperature-controlled wine store. There is access through to the annexe, which comprises a living room/bedroom, kitchenette and en suite. The garden is a true highlight, measuring in excess of an acre, benefitting from a large sun terrace, small pond and fountain. The garden has been beautifully landscaped to enjoy a large stream with river bridge to the rear and there is a separate outdoor kitchen and seating area which is covered.







Rochester House

LOCATION

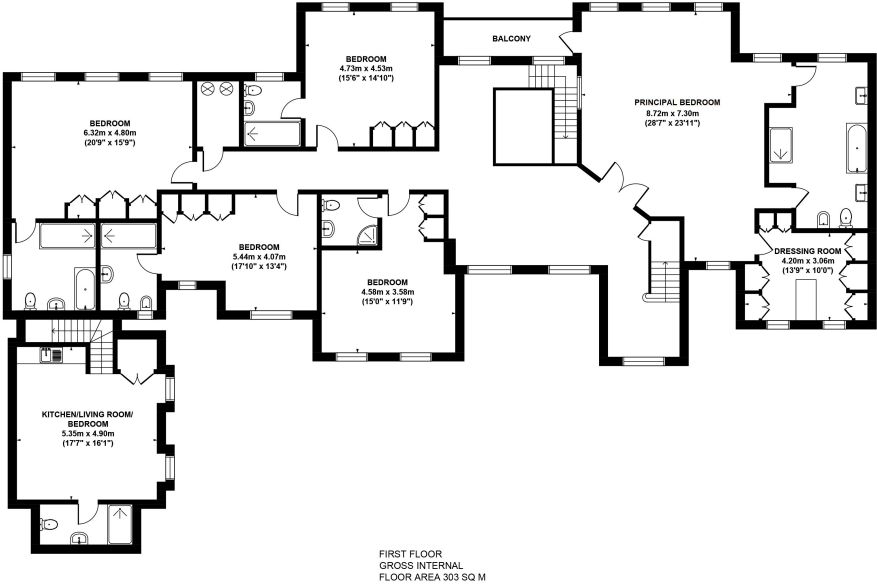
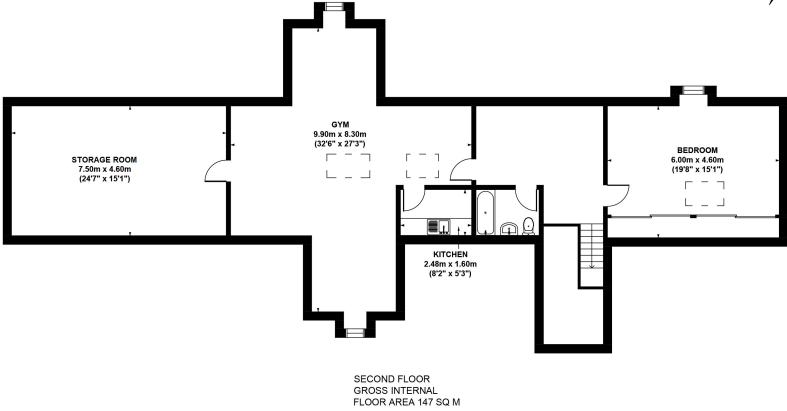
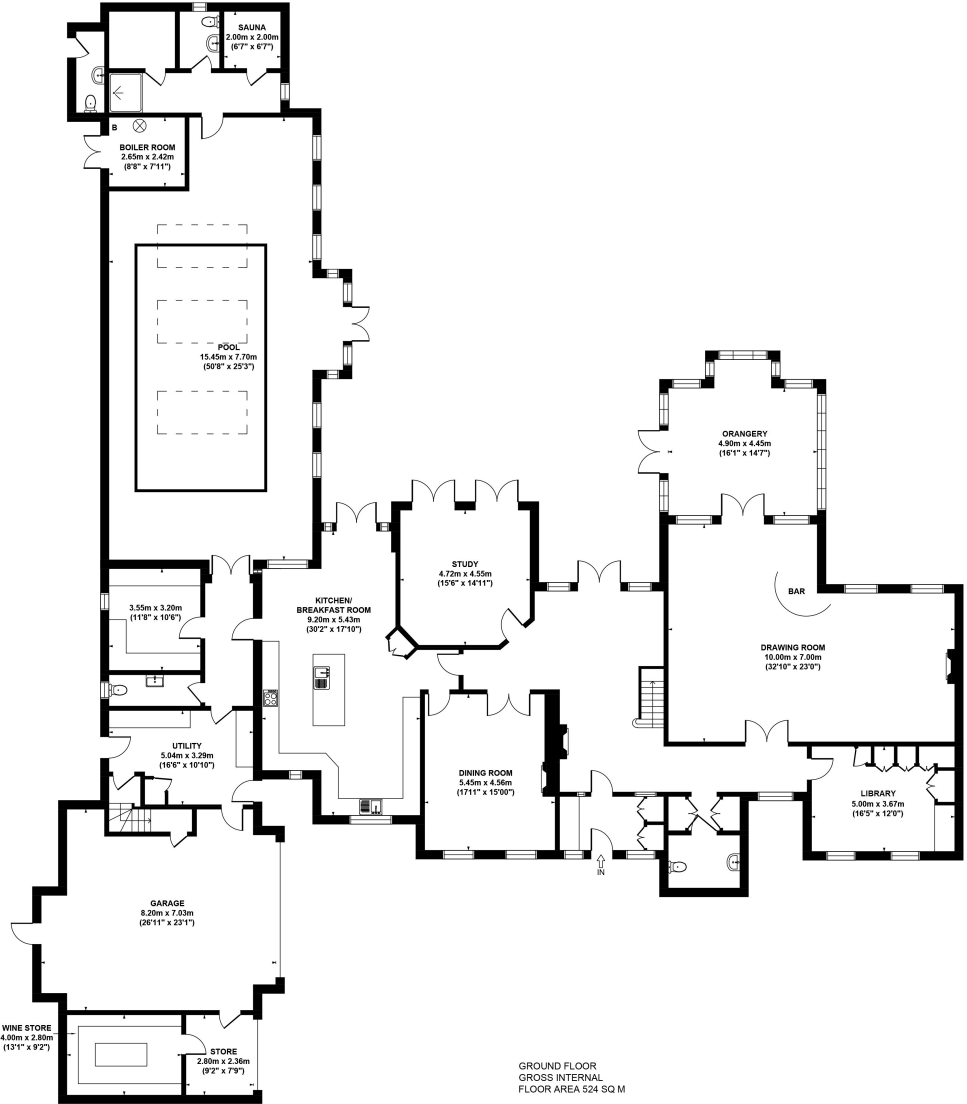
Virginia Water offers a good range of day to day facilities with Windsor, Ascot and Staines providing a more extensive range of shopping, recreational and business activities. Communications are excellent with the M3 and M4 close by, giving fast access to London whilst the M25 connects with the national motorway network, as well as Heathrow and Gatwick airports. Rail connections to London Waterloo are available at Egham, Staines and Virginia Water.

Schooling is exceptional with many renowned private schools such as Eton College, Papplewick, Sunningdale, St Mary's, Hurst Lodge, Brigidine, Upton House, Bishopsgate, St George's and St John's Beaumont. There are also two highly regarded International/American schools - ACS Egham and TASIS at Thorpe.

Excellent sporting and leisure facilities can be found in the local area including many well known local golf courses including Wentworth, which is just a 5 minute drive away, Sunningdale and The Royal Berkshire with polo at Smiths Lawn, racing at Ascot and Windsor, horse riding and walking in Windsor Great Park.

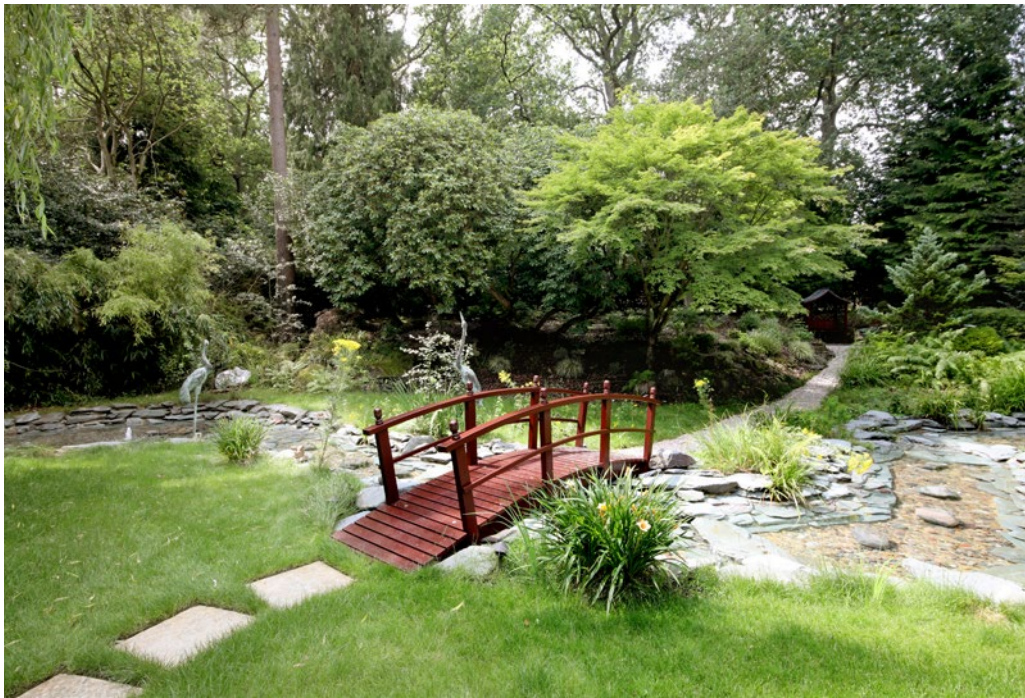


FLOORPLAN



ROCHESTER HOUSE, OAKWOOD ROAD, VIRGINIA WATER, WENTWORTH ESTATE, SURREY, GU25 4RZ
APPROX. GROSS INTERNAL FLOOR AREA 974 SQ M / 10484 SQ FT
 FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

These particulars must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Purchasers must satisfy themselves by inspection.



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