



Burrows Wood, Wentworth, Surrey

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# A magnificent opportunity to acquire a prime two acre site with planning consent for a stunning new mansion on the highly sought-after **main island of the Wentworth Estate.**

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## Features

- Planning consent from Runnymede Borough Council and the Wentworth Estate for a house of 915.30 square metres (excl. the lower ground floor)
- Tranquil location within the main island of the Wentworth Estate
- Large golf course frontage to the 15th Fairway of the championship West Course
- Beautifully level site with mature trees and boundaries affording tremendous privacy
- No VAT payable on the cost of the newly constructed home\*

\*subject to relevant tax advice.

In all approximately 2.0 acres

## Distances

London 30 miles to the east, Heathrow Airport 7.9 miles, Virginia Water station 2.6 miles, Sunningdale station 1.6 miles  
(All distances are approximate)



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## The property

The consented house is centrally located in the plot with a long sweeping driveway and a sunny southerly rear aspect. The accommodation is set across three floors and designed for the contemporary family lifestyle.

On the ground floor are generously proportioned reception rooms, and an exceptional open plan, kitchen/dining/family room. The elegant semi-spiral staircase rises to the first floor with a spectacular three storey glazed rear façade.

Four bedrooms are found on the first floor with a generous principal suite encompassing sitting room, his and her dressing rooms and bath/shower rooms as well as a balcony overlooking the 15th fairway of the championship West Course.

On the lower ground floor, there is a ramp down to the garage with parking for four cars. The luxurious indoor swimming pool/spa complex with changing, sauna, steam room and gymnasium is well proportioned. The cinema room is also found here, along with two further bedrooms/staff accommodation. There is an abundance of natural light in the lower ground floor from light wells and the lower ground terrace with steps up to the garden.





## The Wentworth Estate

The prestigious Wentworth Estate extends to around 1,750 acres and dates back to the early 1920's when the rural dream of developer W J Tarrant became a reality, creating large houses in beautiful mature gardens surrounding the golf course.

Lying within the green belt, the Wentworth Estate is now a sanctuary of impressive houses in quiet roads surrounded by three 18-hole championship golf courses and a 9-hole executive course. The Wentworth Club, situated in the middle of the estate, is world-renowned and has recently been the subject of a major renovation programme offering swimming pools, tennis courts, a health and leisure club as well as superb dining.

## Local Amenities

Schooling in the area is exceptional with renowned schools nearby such as Eton College, Lambrook, St George's and St Mary's Ascot as well as Wellington College. The house is well located for international schools such as TASIS in Thorpe and ACS International in Egham.

Fine dining can be enjoyed in a variety of bistros, brasseries, and restaurants. The Waterside Inn and The Fat Duck at Bray are within close proximity along with Coworth Park Hotel.

World class polo in the area is at the Guards Polo Club at Smith's Lawn, Windsor Great Park and the Royal County of Berkshire Polo Club, as well as Coworth Park.

Other sporting activities include Royal Ascot nearby and a broad selection of first class golf courses, including Sunningdale as well as those on the Wentworth Estate itself.

## Property information

**Tenure:** Freehold

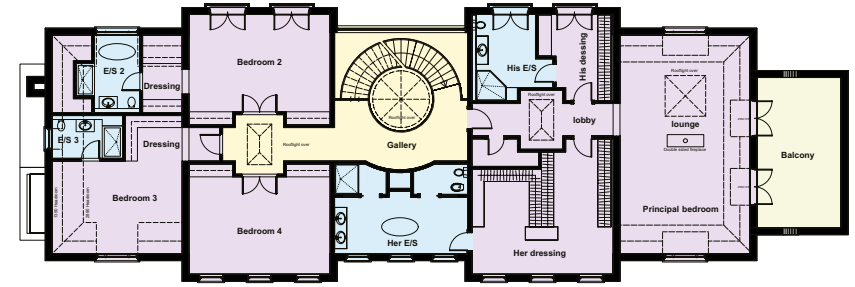
**Local Authority:** Runnymede Borough Council

**Council Tax:** N/A

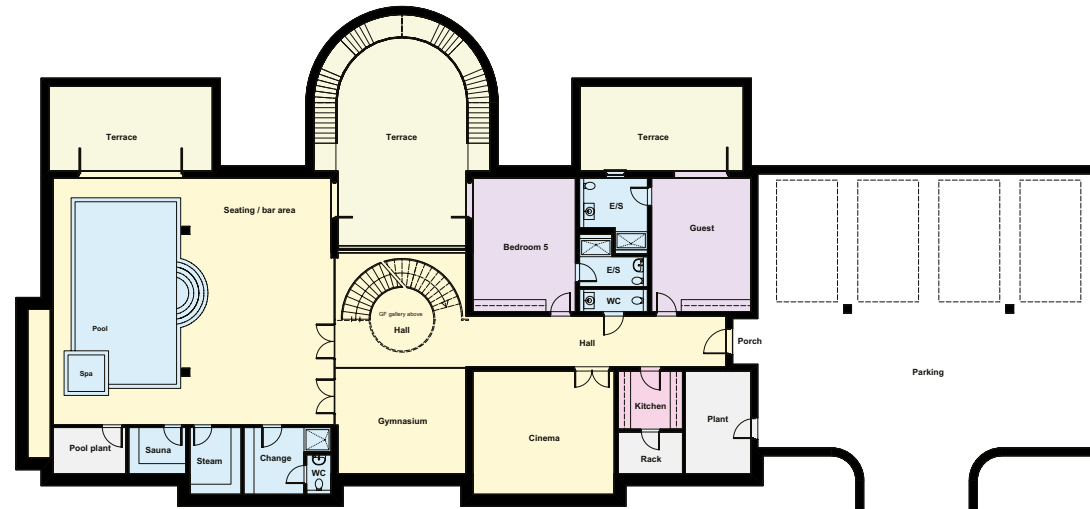
**EPC Rating:** N/A



Ground Floor



First Floor



Lower Ground Floor



Approximate Gross Internal Floor Area  
 House: 915.30 sq m (ground and first floors)  
 Outbuilding: 35.00 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



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Fixtures and fittings: A list of items which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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