

BARTON · WYATT

• GORSE HILL ROAD • WENTWORTH ESTATE • VIRGINIA WATER •





Shamwari • Gorse Hill Road • Wentworth Estate • Surrey • GU25 4AS

Well located in a tranquil yet convenient location within the Wentworth Estate. A superbly spacious and well-maintained family home with some unique features.

- ◇ Delightful south facing half acre gardens
- ◇ Just a short walk from the picturesque village of Virginia Water and mainline train station
- ◇ Five-bedroom suites
- ◇ Elegant reception rooms
- ◇ Unique kitchen/breakfast room with split level cylindrical family room
- ◇ Good sized staff apartment
- ◇ Large three car garage and carport
- ◇ Oversized single garage and parking for three cars
- ◇ Electronic gated entrance
- ◇ Detached gym/annex building
- ◇ Private south facing rear garden with extensive split-level terracing

Situation

The Wentworth Golf Club and the picturesque shopping parades of Virginia Water, with its excellent shops for day-to-day needs, restaurants and mainline railway station with a fast service of trains to Waterloo in 42 minutes are within easy walking distance. For the weekly household shop there is an excellent Waitrose in Sunningdale and for more extensive shopping facilities, the towns of Windsor, Guildford and Kingston are all close at hand. Junction 13 of the M25 is just 3.5 miles away giving access to London, Heathrow and the motorway network. Other than the world-renowned Wentworth Club, country clubs abound the area such as Foxhills, Queenwood, Sunningdale and the Royal Berkshire. Delightful walks can be enjoyed around Virginia Water Lake which leads up to the Polo at Smiths Lawn, adjacent to Savill Gardens and Windsor Great Park beyond for riding. The area is also very well catered for by a huge choice of private prep schools, as well as two international schools, ACS in Egham and TASIS in Thorpe.



Fixtures and Fittings:

Carpets, curtains and light fittings to be included

Services:

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

Local Authority:

Runnymede Borough Council
- 01932 828383

Council Tax Band:

Band H

Tenure

Freehold

Energy Rating:

B83

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		83	85

Shamwari, Gorse Hill Road, Virginia Water

Approximate Gross Internal Area

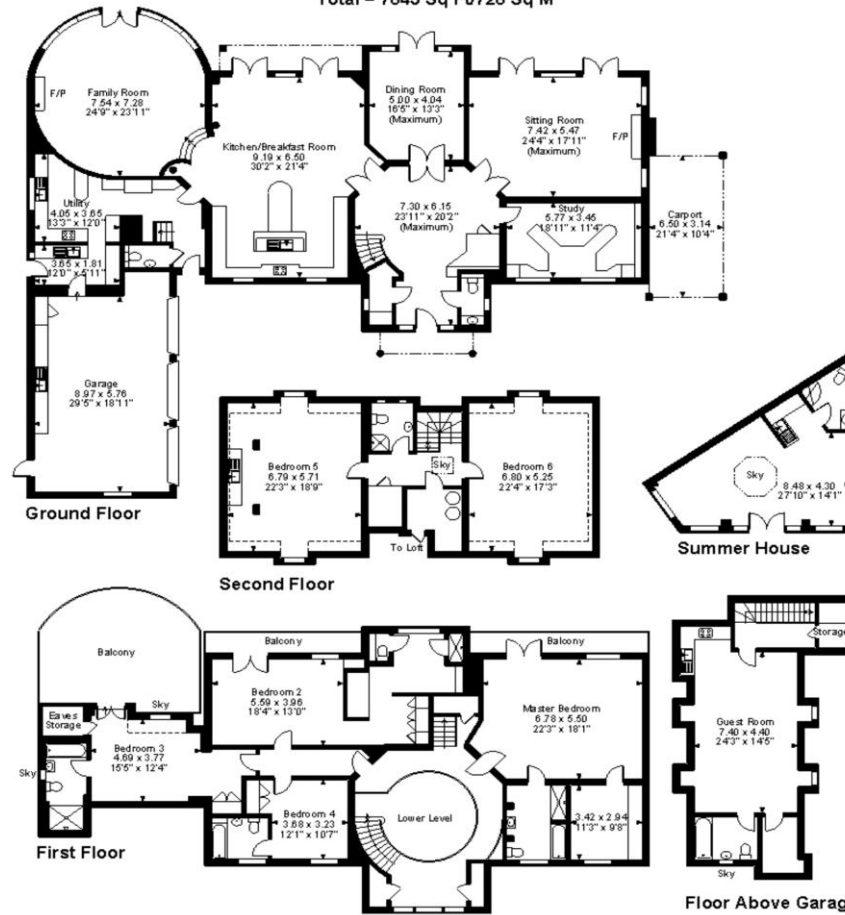
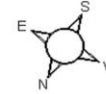
Main House = 6622 Sq Ft/615 Sq M

Garage = 580 Sq Ft/54 Sq M

Carport = 220 Sq Ft/20 Sq M

Summer House = 421 Sq Ft/39 Sq M

Total = 7843 Sq Ft/728 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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SURREY
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2015-2016

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