

BARTON · WYATT

WENTWORTH ESTATE | SURREY





C A R I O C A

WENTWORTH ESTATE | VIRGINIA WATER | SURREY

Ascot 5 miles | M3 3 miles | M4 9 miles | Heathrow Airport 8 miles | Central London 30 miles
(Distances are approximate)

'A magnificent ambassadorial style home set in the prestigious main island of the Wentworth Estate in Virginia Water, Surrey.'

Reception hall | Drawing room | Dining room • Sitting room | Orangery | Kitchen | Wine cellar
Study | Cinema | Playroom

Seven principal bedroom suites | Four guest/staff suites | Gymnasium | Treatment room | Secondary kitchen
Large indoor swimming pool

Sunken entertainment courtyard | Landscaped gardens | Security lodge | Garage



Viewing by appointment only.

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the brochure.

LOCATION

The Wentworth Estate extends to approximately 1,750 acres and sits in the village of Virginia Water. The estate's history dates back to the early 1920's when the original developer W G Tarrant purchased an agricultural estate around which he created his rural dream of substantial mansion houses, set in beautiful mature gardens surrounding a golf course. Today there are three 18 hole golf courses including the PGA Championship course and a 9 hole executive course. These are all part of the luxury Wentworth Private Members Club which has swimming pools, indoor and out, restaurants, tennis club, health and spa and provides a community hub for its members.

Carioca is situated on the main island of the Wentworth Estate, the most prestigious location within the estate.

Virginia Water is complimented by other nearby villages including Sunningdale, Sunnghill and Ascot providing wider facilities and there is an abundance of sporting opportunities nearby including polo, shooting, riding, walking and excellent hotel facilities, these include the Windsor Fairmont Hotel at Englefield Green and Coworth Park part of the Dorchester Collection just outside of the estate. Convenience for Heathrow and Farnborough airfields together with an abundance of private schools in the area, all add to the attraction of living on the Wentworth Estate.

'Carioca is situated on the main island of the Wentworth Estate, the most prestigious location within the estate.'



CARIOCA

Carioca was designed by the current owners and constructed by the renowned London team at Walter Lilly to exacting standards. Carefully chosen materials and design complete this wonderful home. Architectural detailing together with elevations and outlook over the grounds all contribute towards Carioca's appeal.

The interior layout is adaptable and allows for many different individual family circumstances. Flexible accommodation includes seven main bedroom suites together with a separate four bedroom section of the house allowing for guests or staff to be accommodated comfortably and there is a spectacular indoor pool with adjoining gymnasium, treatment area and spa facilities.

There is a dramatic sunken courtyard throwing natural light into several of the lower ground floor areas and providing an excellent private entertaining space together with beautifully landscaped gardens and large outdoor kitchen.

Entrance gates open to a security lodge leading to a sweeping driveway with impressive central island with cherry blossom trees which lead to a parking area and garage. The landscape gardens surround the property from all sides and have been carefully designed providing privacy and interest with mature and maturing trees and a variety of flower borders.



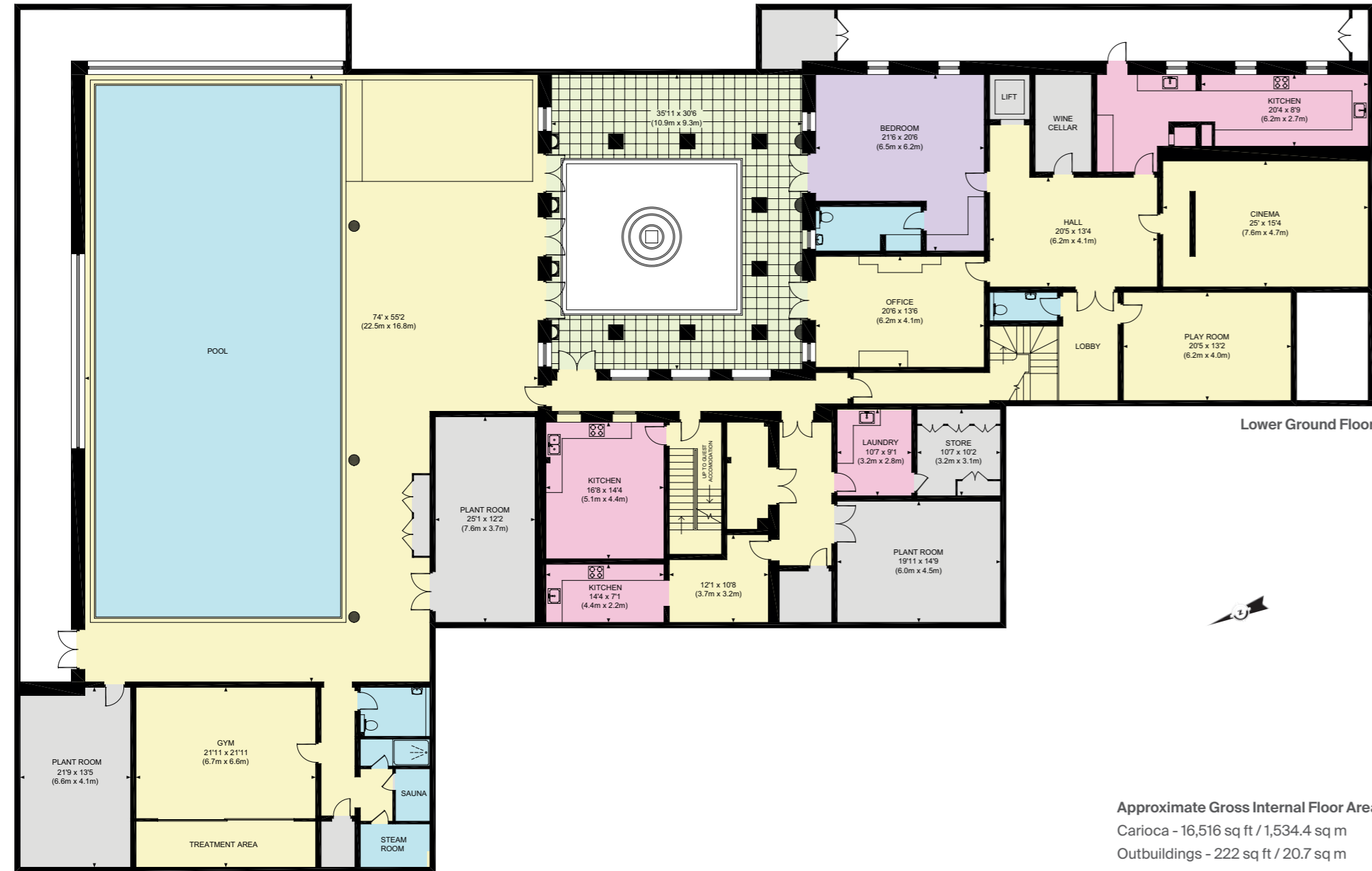








FLOOR PLANS

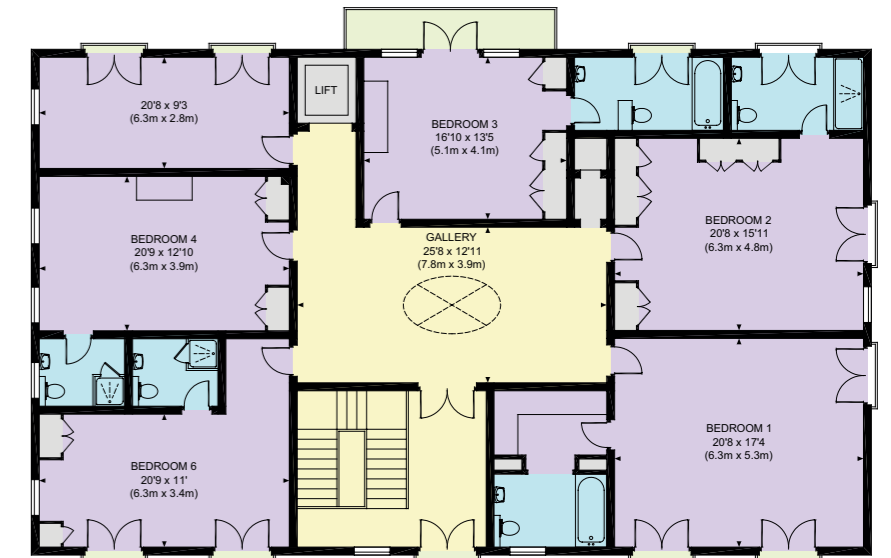


Lower Ground Floor

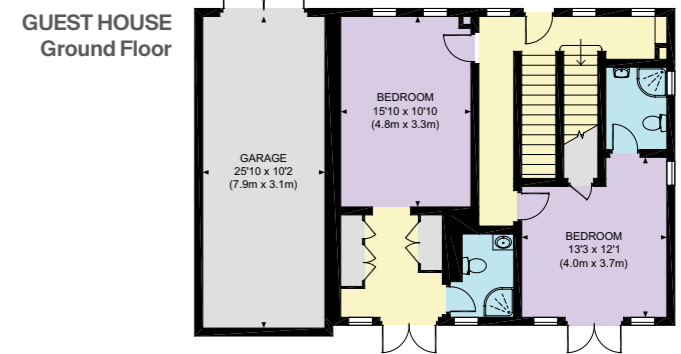
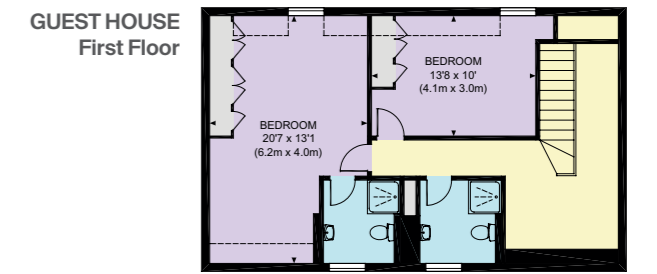
Approximate Gross Internal Floor Area:
Carioca - 16,516 sq ft / 1,534.4 sq m
Outbuildings - 222 sq ft / 20.7 sq m
For identification only, not to scale.



Ground Floor



First Floor



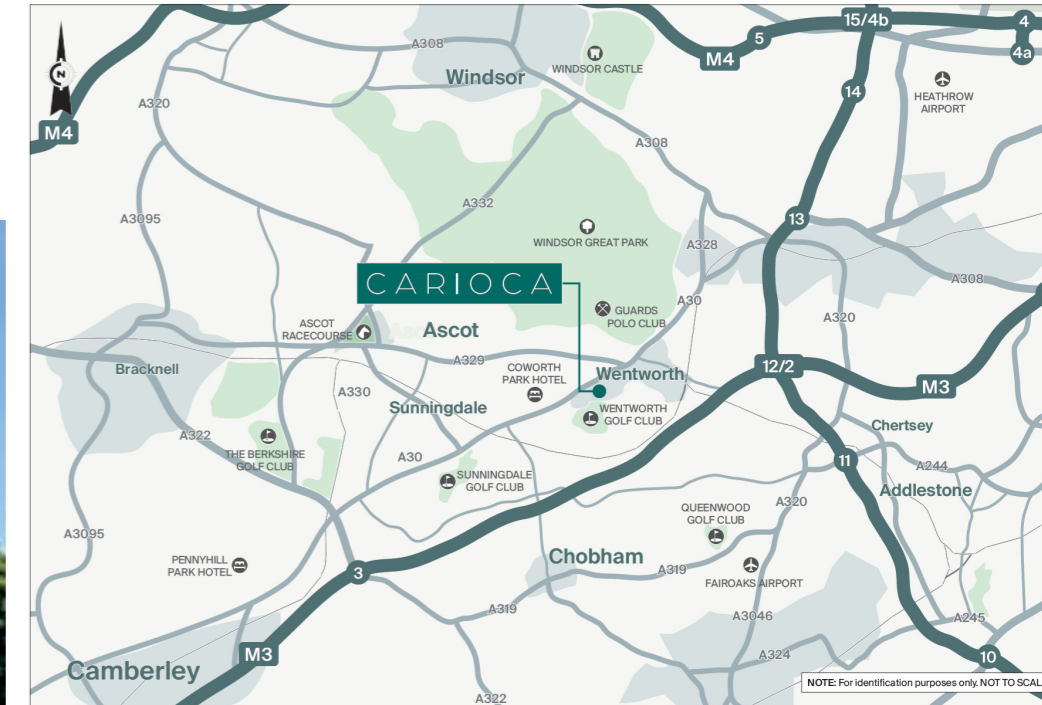




GENERAL REMARKS AND STIPULATIONS

LOCAL AUTHORITY
Runnymede Borough Council.
Tel +44 (0) 1932 838 383

VIEWINGS
All viewing are strictly by appointment.



Viewing strictly by appointment only. Please contact:

Barton Wyatt
The Estate Office,
2 Station Approach,
Virginia Water,
Surrey, GU25 4DL

Tel: +44 (0) 1344 843000
Email: homes@bartonwyatt.co.uk

BARTON · WYATT

The Estate Office
Station Approach
Wentworth, Virginia Water
Surrey, GU25 4DL

+44 (0)1344 843000
homes@bartonwyatt.co.uk
bartonwyatt.co.uk