



Poppins, Spring Woods,
Virginia Water, Surrey





An extremely rare opportunity to acquire a charming four bedroom home on the main island of the Wentworth Estate.

Summary of accommodation

Ground Floor: Entrance hall | Drawing room | Family room
Kitchen/breakfast room | Second kitchen | Study | WC | Integral double garage

First Floor: Principal bedroom with en suite | Three further bedrooms
Family bathroom | Shower room

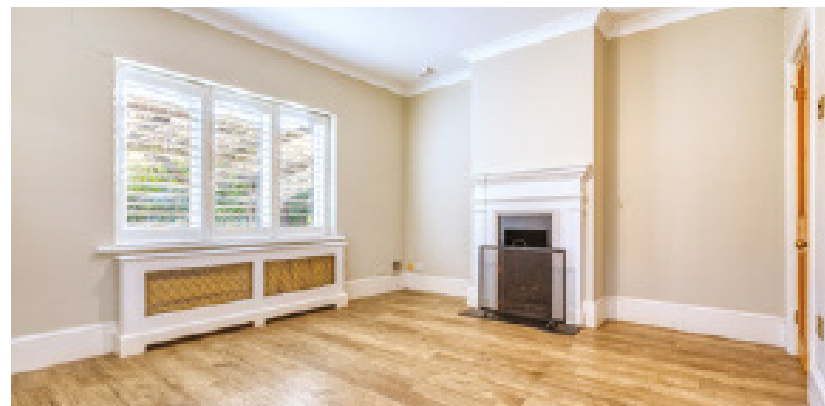




The property

Poppins is a charming, detached period property occupying a plot of approximately 0.38 of an acre in this superb location on Wentworth.

The accommodation briefly comprises of a kitchen/breakfast room, drawing room, family room and study on the ground floor and on the first floor there are four bedrooms with the principal bedroom benefiting from en suite facilities along with a family bathroom and shower room. Access is also provided to the integrated double garage from the ground floor.







Gardens and grounds

Outside the property is approached via a secure gated entrance and enjoys a pleasant rear garden with mature tree and shrub borders.

Location

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: Available freehold
Local Authority: Runnymede Borough Council
Council Tax: Band H
EPC Rating: E
Guide Price: £2,500,000
Service Charge: Annual Wentworth Service Charge Applies

Approximate Gross Internal Floor Area

Ground Floor: 172 sq m / 1852 sq ft

First Floor: 145 sq m / 1567 sq ft

Total: 317 sq m / 3419 sq ft

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.



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