



Espada,  
Wentworth Estate, GU25 4TE

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V.W

A charming Octagon-built home with a modern layout and set in a private Wentworth plot of 0.6 acres

**Espada, Wentworth Estate  
GU25 4TE**

- ◆ Five-bedroom Wentworth Estate property
  - ◆ South facing rear aspect
- ◆ Doors to the patio terrace from principal rooms
  - ◆ Electric gated driveway
  - ◆ Triple garage
- ◆ Formal lounge and dining room
  - ◆ Modern layout

## Situation

This luxurious property is located within a highly sought after private road on the prestigious Wentworth Estate - an exclusive location with barrier security, a tranquil atmosphere and access to world-class sporting facilities. Situated in the heart of Virginia Water, in a highly convenient location just a short walk from the shopping parades of Virginia Water Village with its excellent range of day to day shops, restaurants and mainline railway station with a fast service of trains to London Waterloo in approximately 42 minutes.

Virginia Water and the renowned private Wentworth Estate and championship golf course are situated to the south of Windsor Great Park, with its open spaces and is home to the notable lakes and green spaces of Savill Gardens. Sporting activities abound throughout the area, with Royal Ascot nearby and an impressive selection of first-class courses for golf enthusiasts. These include Sunningdale, the Berkshire and of course the world-famous Wentworth Club which also has its own tennis, swimming and leisure/spa facilities.

The area is renowned for its excellent selection of schooling such as Papplewick Preparatory School, St George's Boys School, St Mary's Girls School and ACS International in Egham. Virginia Water train station which provides direct access to London Waterloo in approximately 40 minutes, and the area is well situated for both Heathrow Airport, Gatwick Airport and the motorway network.



## Additional Information

**Postcode:** GU25 4TE

**Tenure:** Freehold

**Council Tax Band:** H

**Local Authority:** Runnymede Borough Council

**Services:** All mains services connected.

**Fixtures and Fittings:** Carpets, curtains, light fittings and integrated appliances are included in the sale.

**Viewing:** Strictly by appointment with

**Barton Wyatt:**

[homes@bartonwyatt.co.uk](mailto:homes@bartonwyatt.co.uk)

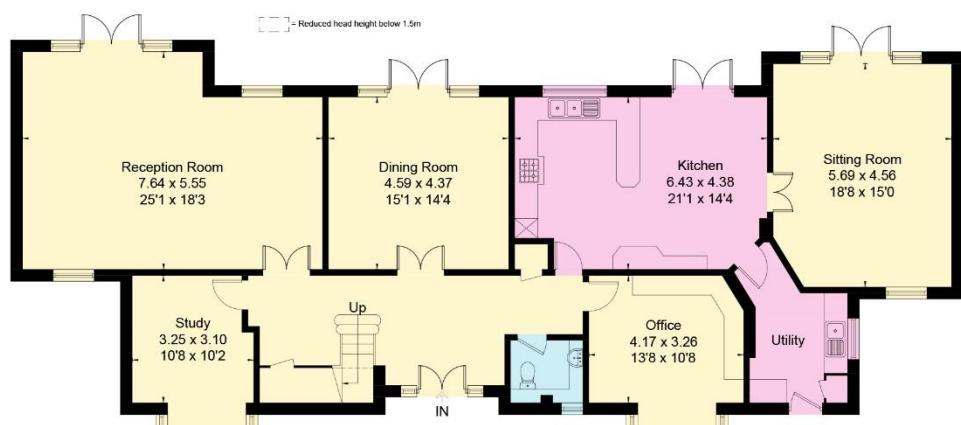
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### Energy Performance:

A copy of the full Energy Performance Certificate is available upon request.



Approximate Floor Area = 317.3 sq m / 3415 sq ft  
Garage = 53.4 sq m / 575 sq ft  
Total = 370.7 sq m / 3990 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. [#99728](http://fourwalls-group.com)



## BARTON · WYATT

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