

WESTWOOD

South Drive • Wentworth • Surrey



“Westwood is one of the finest Nash inspired mansions on Wentworth. Offering the perfect blend of family accommodation and entertaining space, there is not a better mansion of this size and specification available for sale today.”

Hanover Private Office presents a very rare John Nash inspired White Stucco Villa built by Belvedere to a truly world- class standard.

Grand Entrance Hall • Dining room • Drawing room • Gourmet Kitchen-Breakfast room

Family room • Study • Cloak room • Boot room • Lobby

Master bedroom comprising of:
His & Hers bathrooms and large dressing room

Three further bedroom suites comprising dressing rooms and ensuite bathrooms
One further bedroom with ensuite shower room • Two further bedrooms • One further bathroom.

Lower ground floor reception hall • Entertainment lounge • Wine cellar • Club-Cinema Room • His & Hers cloakrooms

Indoor swimming pool with external lower terrace and courtyard • Sauna • Steam room • Gym
Male and female changing facilities and shower rooms

Lobby • Commercial catering kitchen • Laundry room • Plant room • Store room

6 person passenger Lift to all floors • Underfloor heating • Air conditioned climate control throughout
Cat5E cabling • Rako lighting control

World class gardens designed by Cool Gardens

Total: 1,538.4 sq. m (16,559 sq. ft)

Set in approximately 1.21 hectares (3.00 acres)





Westwood Pedigree

Westwood has been designed and built by Belvedere to exacting, no compromise standards – providing a superb home with expansive proportions. Westwood was commissioned to combine the very best John Nash inspired Palladium architecture with the very latest contemporary features and domestic technology.

In our experience, Belvedere's building philosophy and attention to detail is second to none. For example, Belvedere chose to design and implement the Westwood gardens at the beginning of the project – retaining Chelsea Flower Show Gold award-winning Cool Gardens. The result is spectacular grounds, fountains, lakes and ponds that sit cleverly in the contours of the surrounding landscape and incorporate the original mature Oak trees – perfectly complimenting this magnificent house with a 'unique sense of peaceful grace'.

Welcome to Westwood

Approached through a set of bespoke wooden gates and down a sweeping gravel drive bordered by detailed landscaping, the stately principal entrance leads into a grand reception hall, finished with Sofiya Italian marble flooring, an elegant sweeping staircase with a Walnut banister and impressive Murano Glass Chandeliers and wall lights specially commissioned for the project.

The reception hall links the drawing room and dining room in a seamless fashion - allowing for effortless entertaining on a grand scale whilst set against the impressive backdrop of the formal gardens. The principal kitchen, handmade and designed by Anthony Nixon, allows for formal and family living, complete with fully fitted Sub-Zero & Wolf appliances, detailed joinery and a spacious family room.













First Floor

Accessed by a magnificent period design sweeping staircase or a 6 person passenger lift, Westwood's 1st floor comprises the Master bedroom suite, with far reaching views over formal gardens, designed with His & Hers bathrooms in book matched marble and a large en-suite fully fitted dressing area. In addition to the master bedroom there are 3 further bedroom suites with bathrooms and dressing areas, and 1 further bedroom with an en-suite bathroom.

Lower Floor

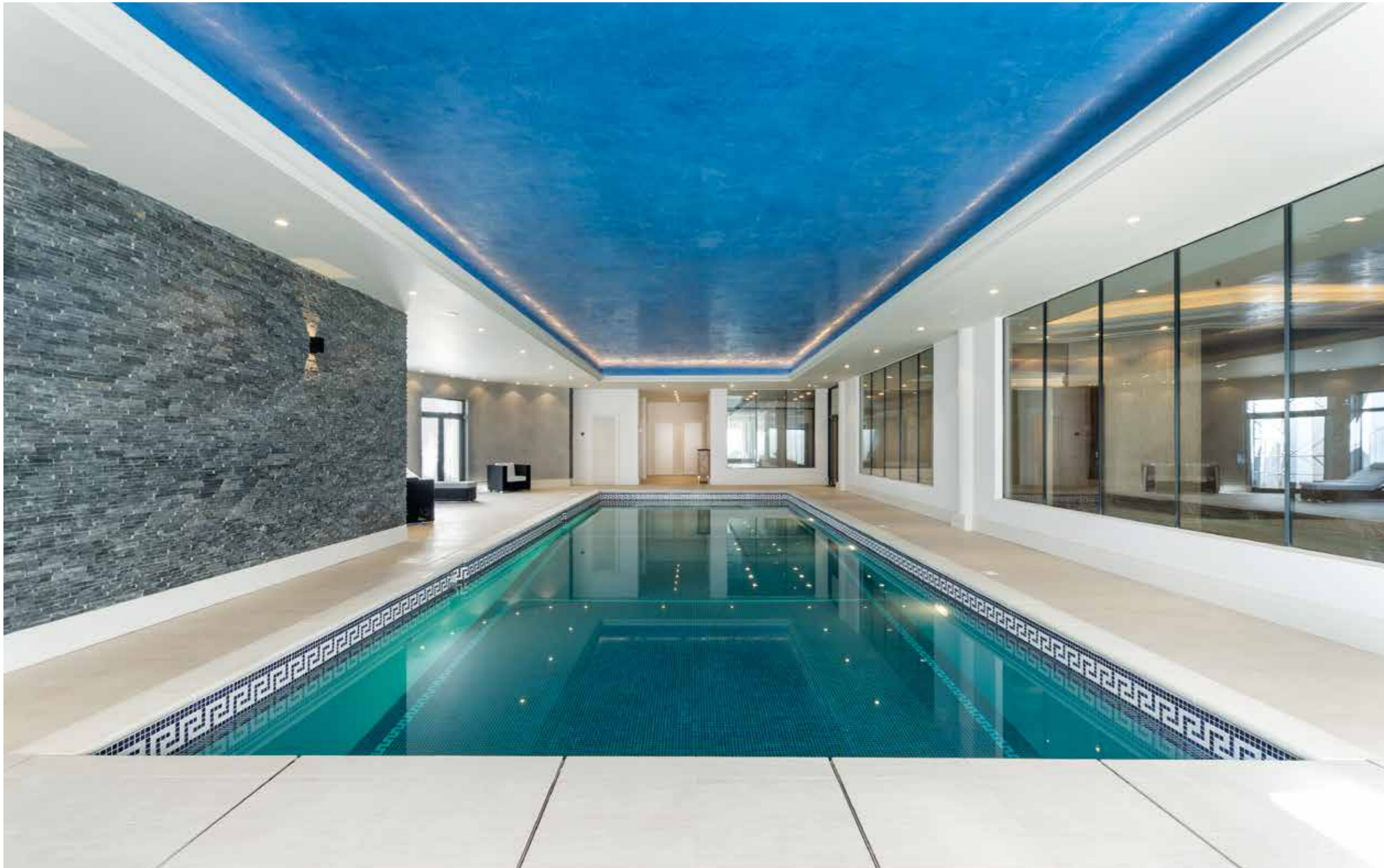
Westwood is fully equipped with a first class entertaining complex, comprising a grand reception hall, bar, with an interconnecting, 1,000 bottle wine cellar, an entertainment lounge and media room - all of which enjoy 4 metre ceiling heights. There are two additional His & Her cloakrooms for convenience.

The leisure complex is of exceptional quality, with a 15m bespoke Greek key-tiled swimming pool with safety cover and direct access to the landscaped gardens, a gym, steam room, sauna and separate His & Hers changing rooms. The entertaining and leisure complex was designed to create a sanctuary within Westwood in which to relax and unwind in style and comfort.

The Lower Floor also hosts 2 guest or staff bedrooms, a shower room, a commercial kitchen with walk-in larder and separate laundry room suitable for this stature of house.









Gardens

The gardens and grounds of Westwood have been designed by Cool Gardens – members of The Royal Horticultural Society and a multiple gold medal winner. The landscaping has been created to showcase several magnificent mature English Oak trees, which provide an established setting for the impressive mansion.

The gardens flow from formal to informal areas sympathetically linked by paths which meander through the plants and trees which have been specially selected from all over the world. The lake, ponds and fountains combine to provide that wonderful therapeutic sound of water.

A sophisticated irrigation system has been designed into the gardens which harvests rain water for re-cycling. A separate garage building provides garden storage and welfare facilities – all accessed through a separate dedicated entrance.



Westwood

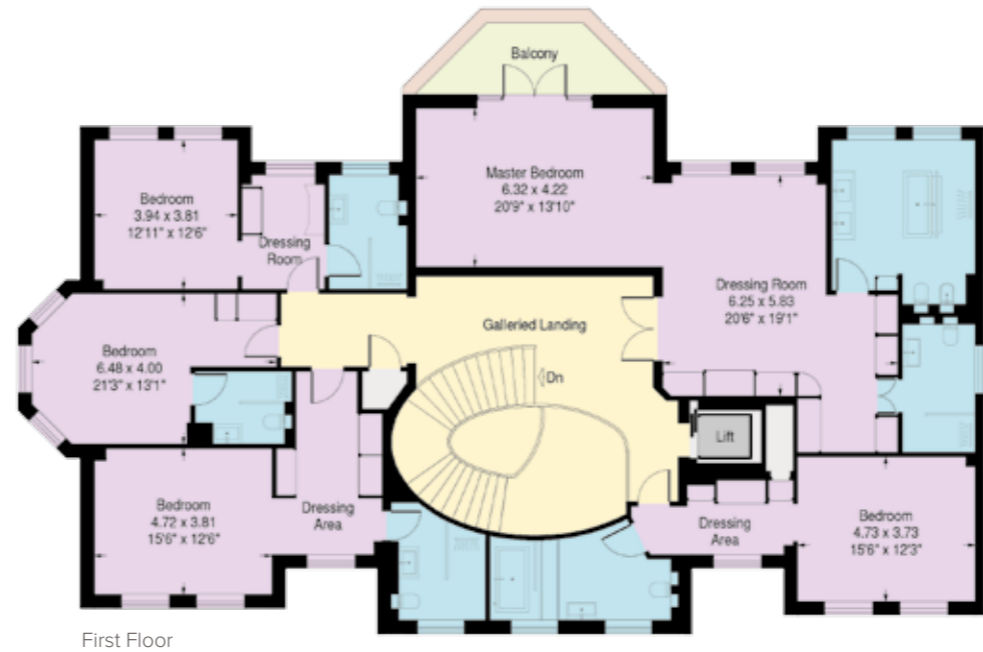
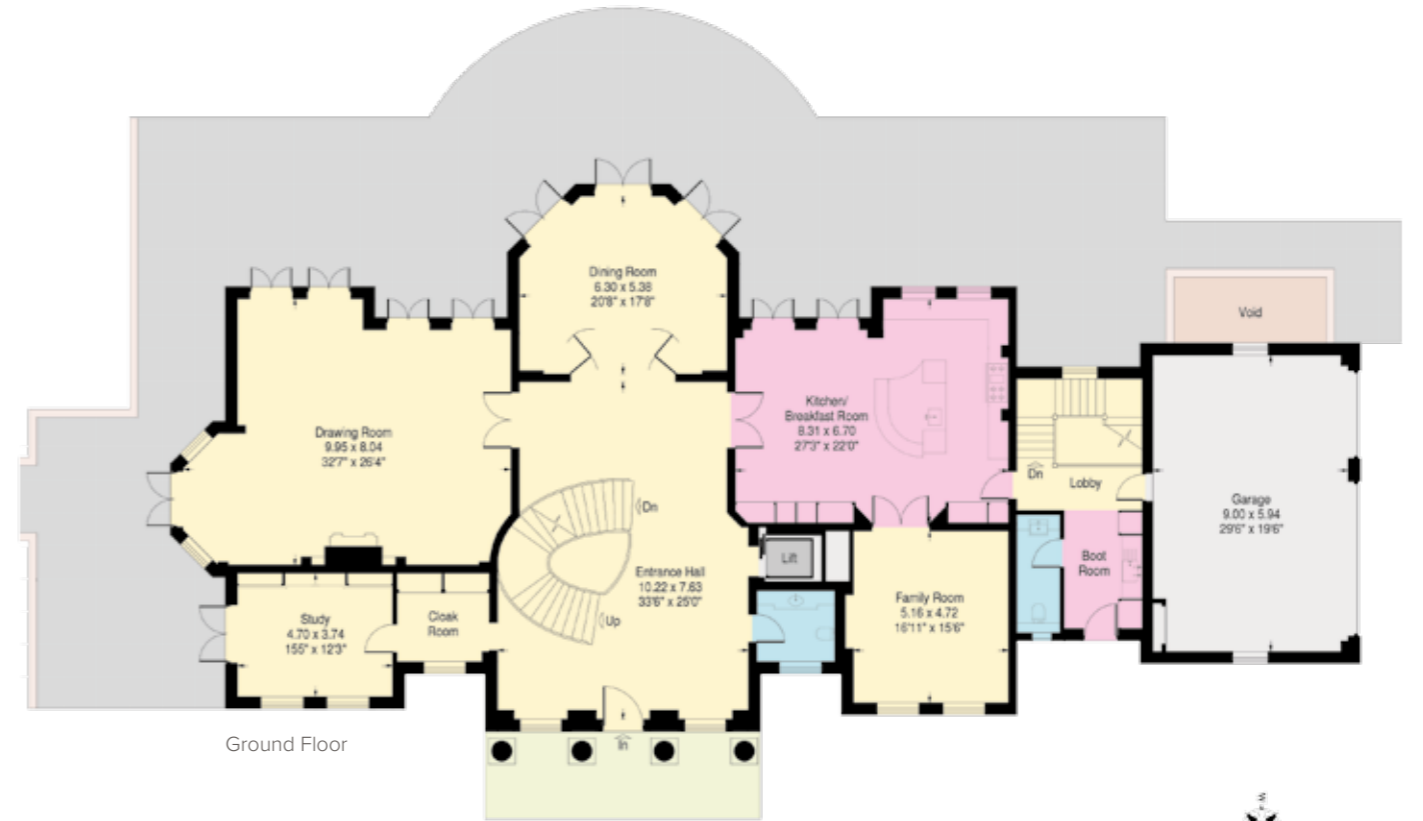
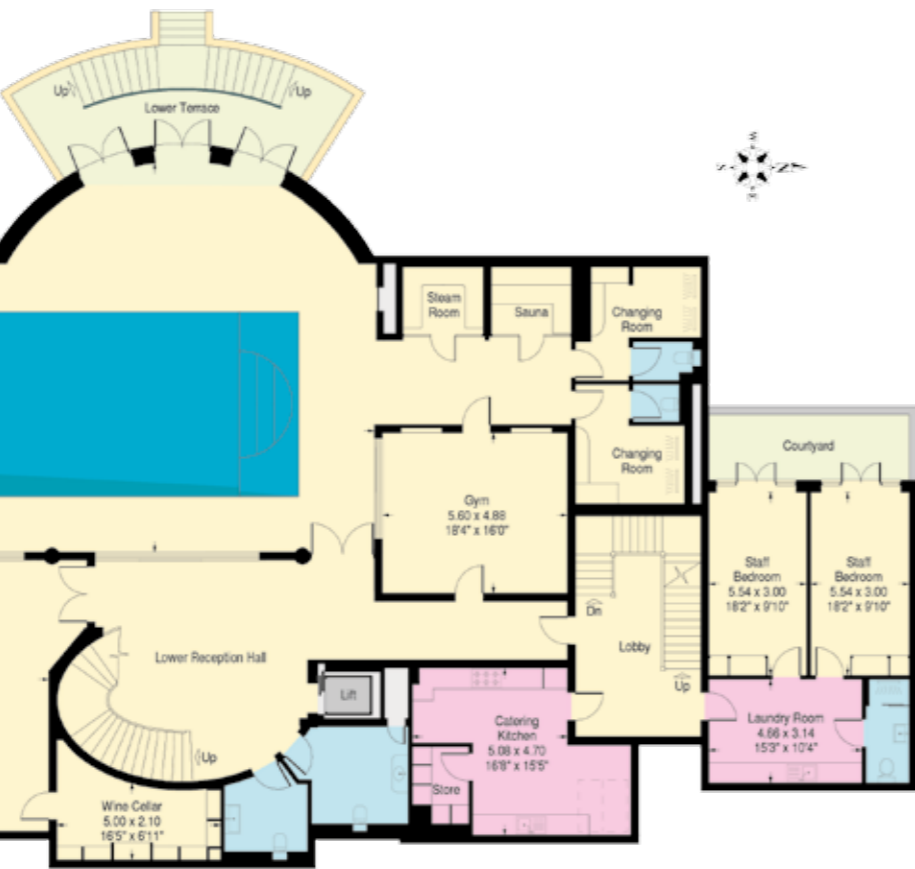
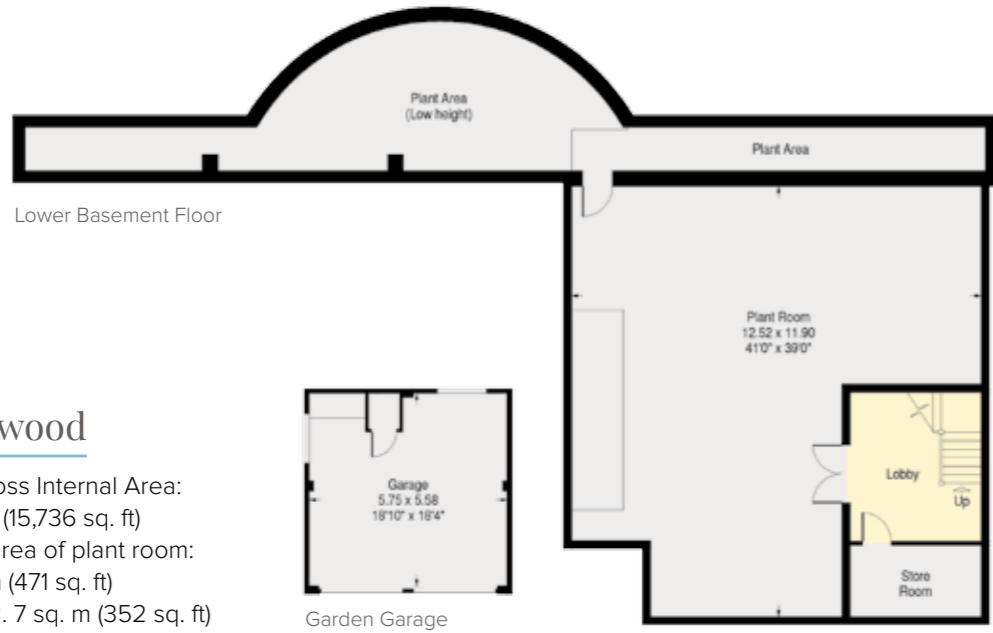
Approximate Gross Internal Area:

1,461.9 sq. m (15,736 sq. ft)

Reduced height area of plant room:

43.8 sq. m (471 sq. ft)

Garden Garage: 32.7 sq. m (352 sq. ft)



EPC available on request

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Location

Westwood stands in a prime yet secluded location on the security-patrolled Estate – backing onto mature woodland and the Wentworth Golf Course to the northern boundary. It is conveniently situated for the golfing enthusiast right alongside the famous East and Edinburgh courses.

Westwood is located on the 'main island' of the private Wentworth Estate within walking distance of the Wentworth Club House – enjoying views over the 11th and 12th holes of the East course. 23 miles from Central London and 13 miles from Heathrow, the tranquil Wentworth Estate is probably the best country address within close proximity to London - favoured by some of the world's most influential families.

Wentworth is ideally situated close to Ascot and Windsor racecourses and polo at Smith's Lawn, Windsor Great Park and Royal County of Berkshire Polo Club at Winkfield. Virginia Water and Sunningdale offer local shopping amenities, whilst schools such as Eton College, ACS Egham, St George's Ascot and Bishopsgate are all close by.

Tenure & Planning

This property is Freehold and not listed.

The property is located within the jurisdiction of Runnymede Borough Council.



Wentworth Club House



Wentworth Golf Course



Wentworth Tennis Courts



Wentworth Golf Course



Wentworth Golf Course



Windsor Great Park



Polo at Guards



Specification

- CCTV surveillance & built-in Security System incorporating Banham high-security locks
- Triple garage with powered, automated doors and tiled floor
- Air conditioned climate control throughout - both heating and cooling
- Underfloor heating
- 15 metre swimming pool and air handling system
- Hydraulic 6 person 850 kg Lift Source passenger lift to all floors
- Cat5E cabling with all main receptions and bedrooms have full access to WiFi via hard wiring and a leaky wire system
- Rako lighting control
- Steam room by Dröm
- Sauna by Dröm
- Murano Glass Chandeliers by Mazzega of Venice, Italy
- Fitted furniture by Anthony Nixon of Bernard Castle
- Solid walnut inlays to marble flooring
- American Walnut flooring
- Sofiya beige Italian marble flooring
- Diana Royal polished Italian marble floor in lower ground floor entrance hall
- Carrera marble work tops and counters in Entrance Hall powder room and secondary entrance powder room
- Handmade wood panelling by Anthony Nixon
- Kitchen by Anthony Nixon
- Bespoke commissioned plasterwork including polished plastering
- Wolf, Sub-Zero and Miele major appliances to kitchen
- Commercial catering kitchen including Falcon and Bosch major appliances
- Bosch washing machines and tumble dryers
- Fine art wall paper by Larino designs
- Villeroy & Boch La Belle Wall Mounted bidet and toilet in master bathroom
- Villeroy & Boch Wellness La Belle rectangular freestanding Quarry bath in master bathroom
- Integrated media system



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