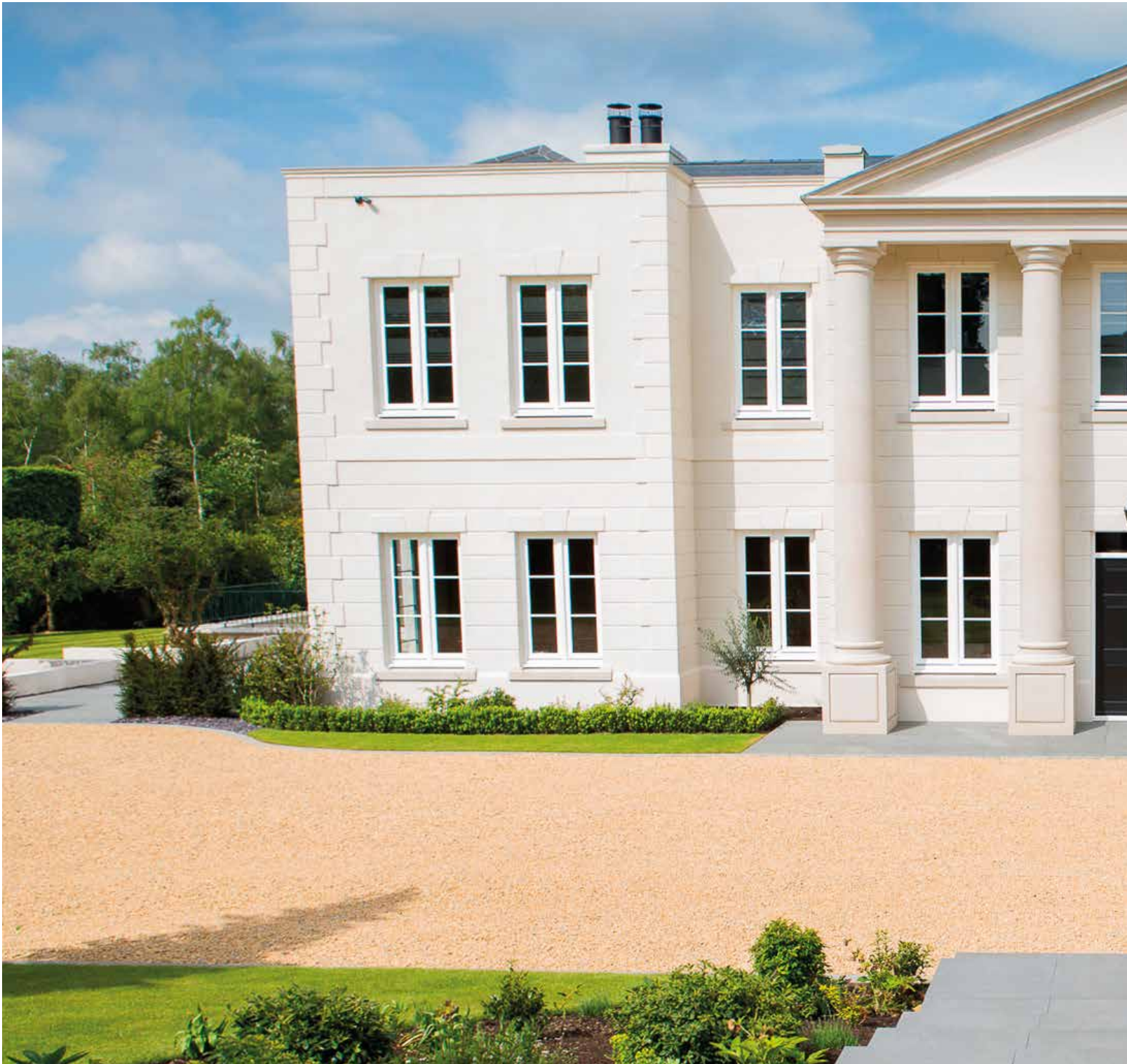


WESTWOOD

SOUTH DRIVE • WENTWORTH • SURREY







*Built by Belvedere, Westwood is one of the finest newly constructed
Nash inspired houses on Wentworth*

Ascot 4 miles • Windsor 6 miles • M25 (Junction 13) 2.5 miles
Heathrow 13 miles • Central London 25 miles
(Distances approximate)

Entrance hall • Dining hall • Drawing room • Study
Kitchen/breakfast room • Family room • 6 person passenger lift

2 Cloakrooms • Boot room

Master bedroom suite with en suite bathroom, shower room and dressing room
4 further bedroom suites

Lower ground floor reception hall • Entertainment lounge with bar
Cinema/club room • Wine room • Cloakrooms

Indoor swimming pool • Gymnasium
Steam room • Sauna • Changing rooms with showers
Lower courtyards and terrace

Catering kitchen

Laundry room
2 integrated staff bedrooms and shower room

Garaging for 5 cars

Mature landscaped gardens designed by the RHS gold medal winning garden designers Cool Gardens,
with terraces, ponds and lawns

Approximately 16,559 sq ft (1,538.4 sq m) - total built area

In all about 3 acres (1.21 hectares)

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.







The Wentworth Estate

The security patrolled Wentworth Estate extends to around 1,750 acres and dates back to the early 1920s. At that time, WG Tarrant, the visionary developer, purchased an agricultural estate around which he created his dream of substantial mansion houses set in beautiful mature gardens surrounding a golf course.

The three championship golf courses at Wentworth all have exceptional tournament pedigrees. Within walking distance of Westwood and at the heart of the estate is the Wentworth Club with swimming pool, tennis courts, restaurants and a health and leisure club.

Westwood is on the 'main island' of the Wentworth Estate in a prime, yet secluded position, and enjoys views over the 11th and 12th holes of the East courses. Well known as one of the best country addresses within close proximity of London Wentworth is also well located for the local centres of Virginia Water and Sunningdale, which cater for day to day shopping requirements.



The larger towns of Windsor and Ascot are well known for their more extensive shopping with exclusive boutiques and restaurants.



Communications in the area are excellent with a fast train service running from Sunningdale into London Waterloo, along with a service from Windsor to London Paddington.



Both the M3 and M4 are within close proximity, both giving fast access to London via the M25 which gives further access to the national motorway network, as well as Heathrow and Gatwick airports. Fair Oaks private airport is around 6 miles away along with Farnborough private jet airport being about 8 miles.



The area is renowned for its horse racing at Ascot, Windsor, Kempton, Sandown and Epsom. Polo is at the Royal County of Berkshire Polo Club, Smiths Lawn and Guards.



Top schooling in the area includes nearby Eton College, Heathfield School, Sunningdale, St George's and St Mary's Ascot, Papplewick, Hurst Lodge, St John's Beaumont, TASIS (The American School in Surrey) and ACS Egham (American Community School) as well as Bishopsgate and The Royal Holloway University being close by.

Westwood

Westwood has been designed and built by Belvedere to exacting standards. No compromises have been made to create one of the finest newly constructed homes on Wentworth, offering spectacular proportions with the latest contemporary features and domestic technology. The workmanship and finish of this John Nash inspired Palladian style house is second to none and the layout and accommodation flows well around the whole property. The accommodation offers the perfect combination of family accommodation and entertaining space.

The property is entered through bespoke wooden gates, down a sweeping gravel drive where the mature landscaped gardens are immediately noticeable. The stately front facade of the residence, with its doric style columns, welcomes you into the grand reception hall.







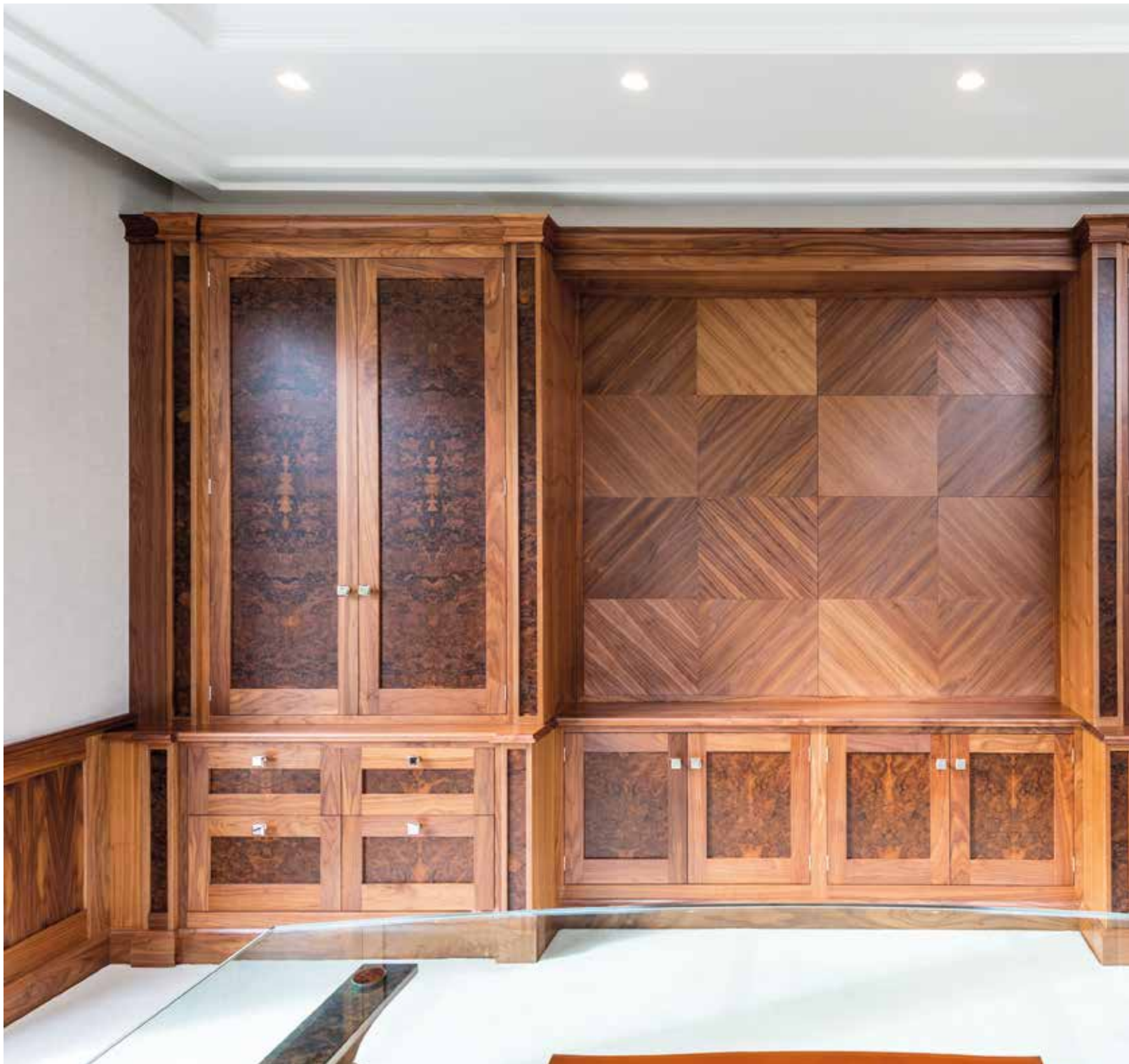
















Ground floor

The striking entrance hall is finished with Sofiya Italian marble flooring, an elegant sweeping staircase with a Walnut banister and impressive Murano glass chandeliers and wall lights, especially commissioned for the house. The hall extends through to the dining and drawing rooms at the rear of the property allowing for effortless entertaining on a grand scale, whilst enjoying the impressive back drop of the mature formal gardens. The study leads off the reception hall to the front of the house and the large kitchen and breakfast room allows for both formal and family living. The kitchen is fully fitted with Sub-Zero & Wolf appliances. A perfectly positioned family room is also found within this part of the house.

First floor

From the reception hall the magnificent sweeping staircase or the 6 person passenger lift lead to the first floor. The open landing leads through double doors to the master bedroom suite which enjoys views over the landscaped gardens, with en suite bathroom and separate en suite shower room, with book matched marble, as well as a fully fitted dressing room. There are 3 further bedroom suites with bathrooms and dressing areas and a further bedroom with en suite bathroom.

Lower ground floor

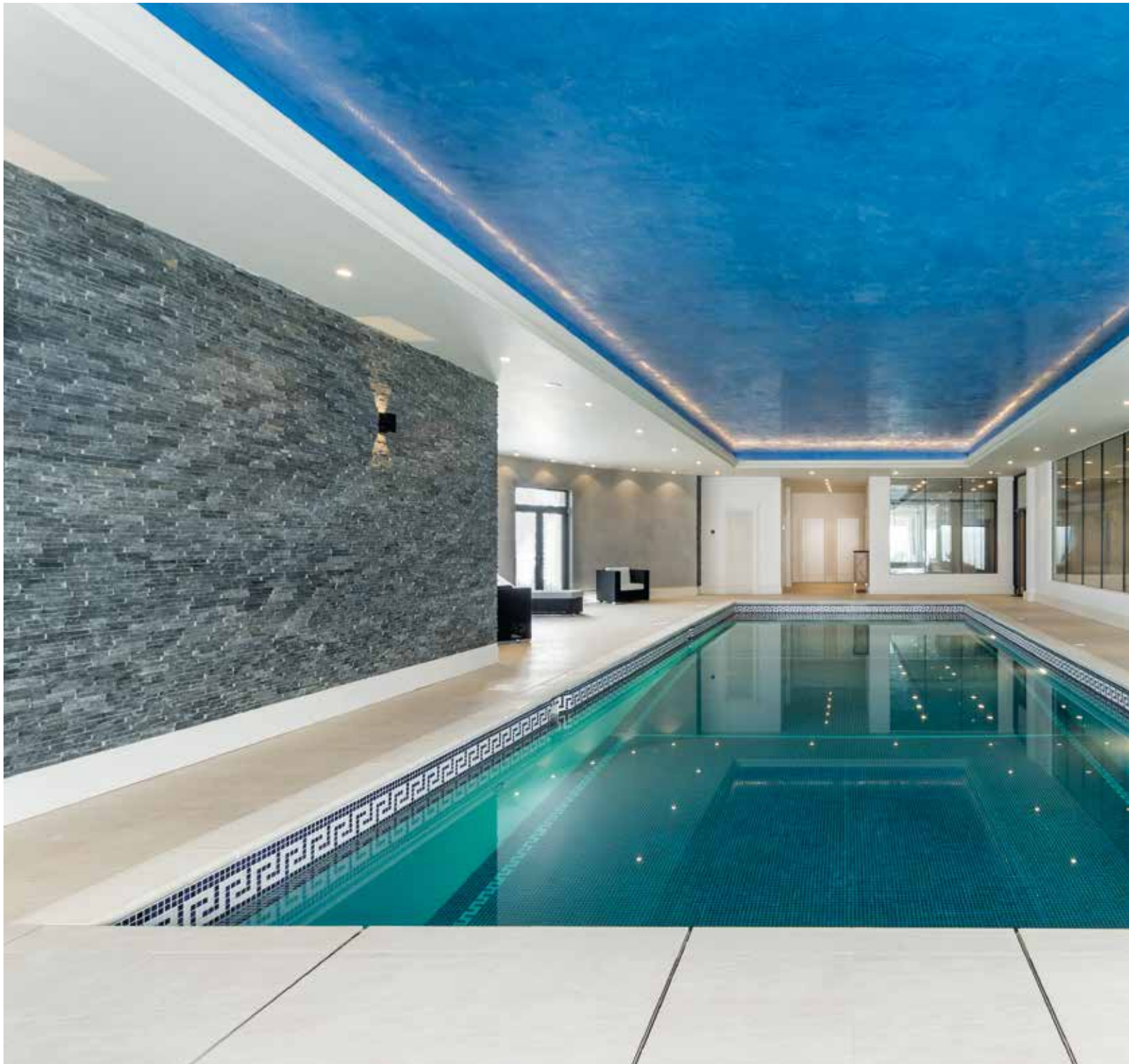
With 4 metre high ceilings, also accessed by the sweeping staircase and lift, this floor is devoted to entertaining and leisure facilities comprising a grand reception hall, entertaining lounge with bar, cinema/club room and 1,000 bottle wine room. The swimming pool complex, with its 15 metre bespoke Greek key-tiled swimming pool with safety cover, has access via the lower terrace to the gardens. There is a steam room, sauna and gymnasium, as well as his and hers changing rooms.

There are also two separate guest or staff bedrooms on this floor with shower room, as well as a commercial kitchen with walk in larder and laundry room. Stairs lead down to the lower basement which houses the state of the art plant room along with stores.

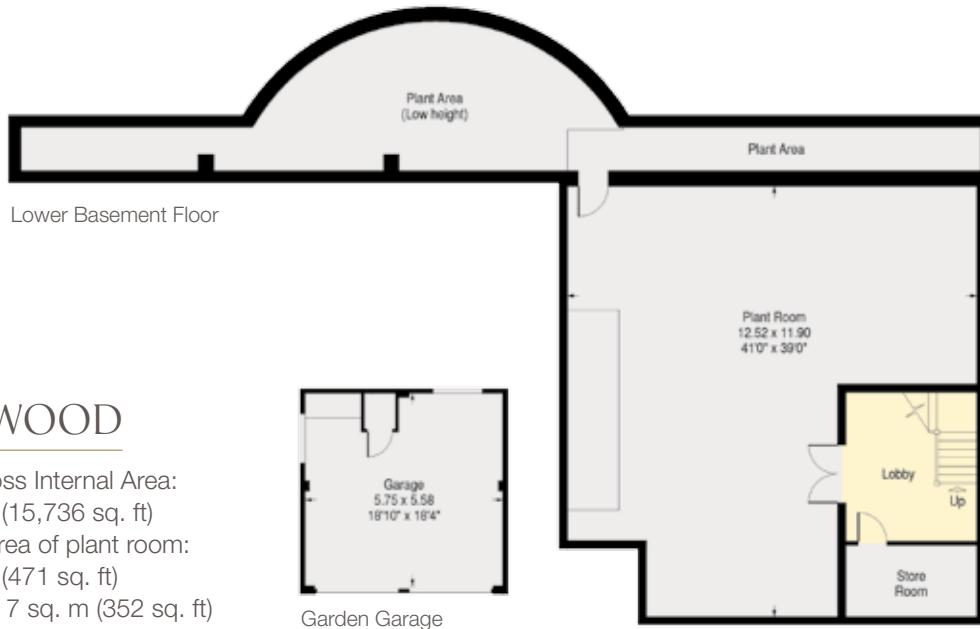










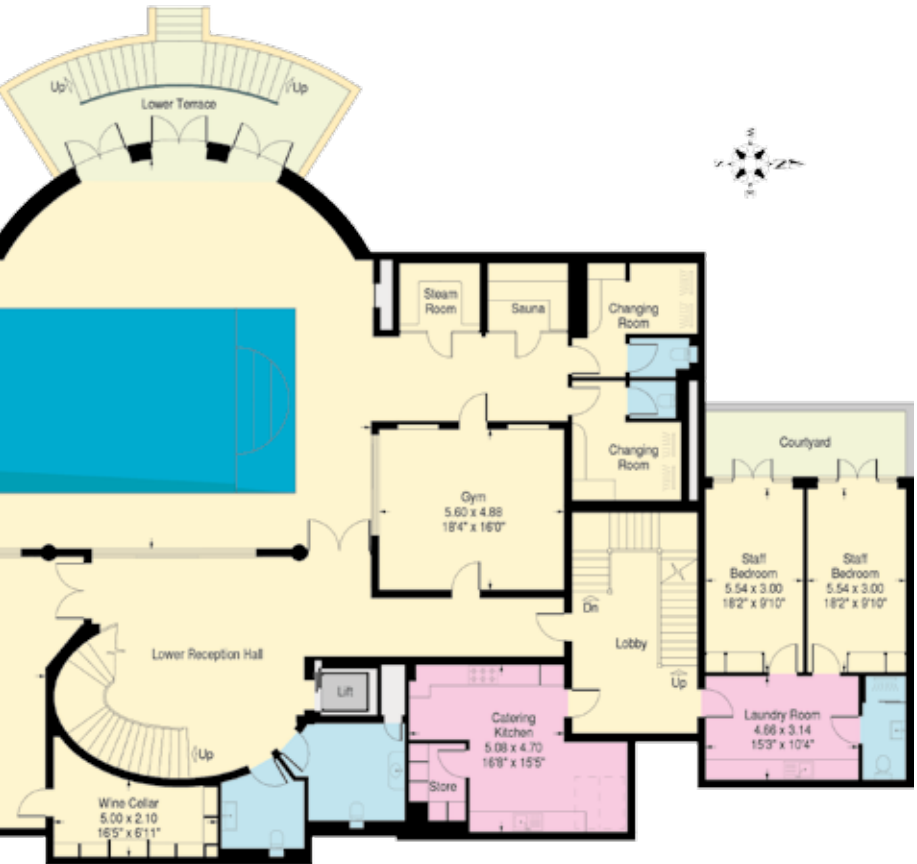


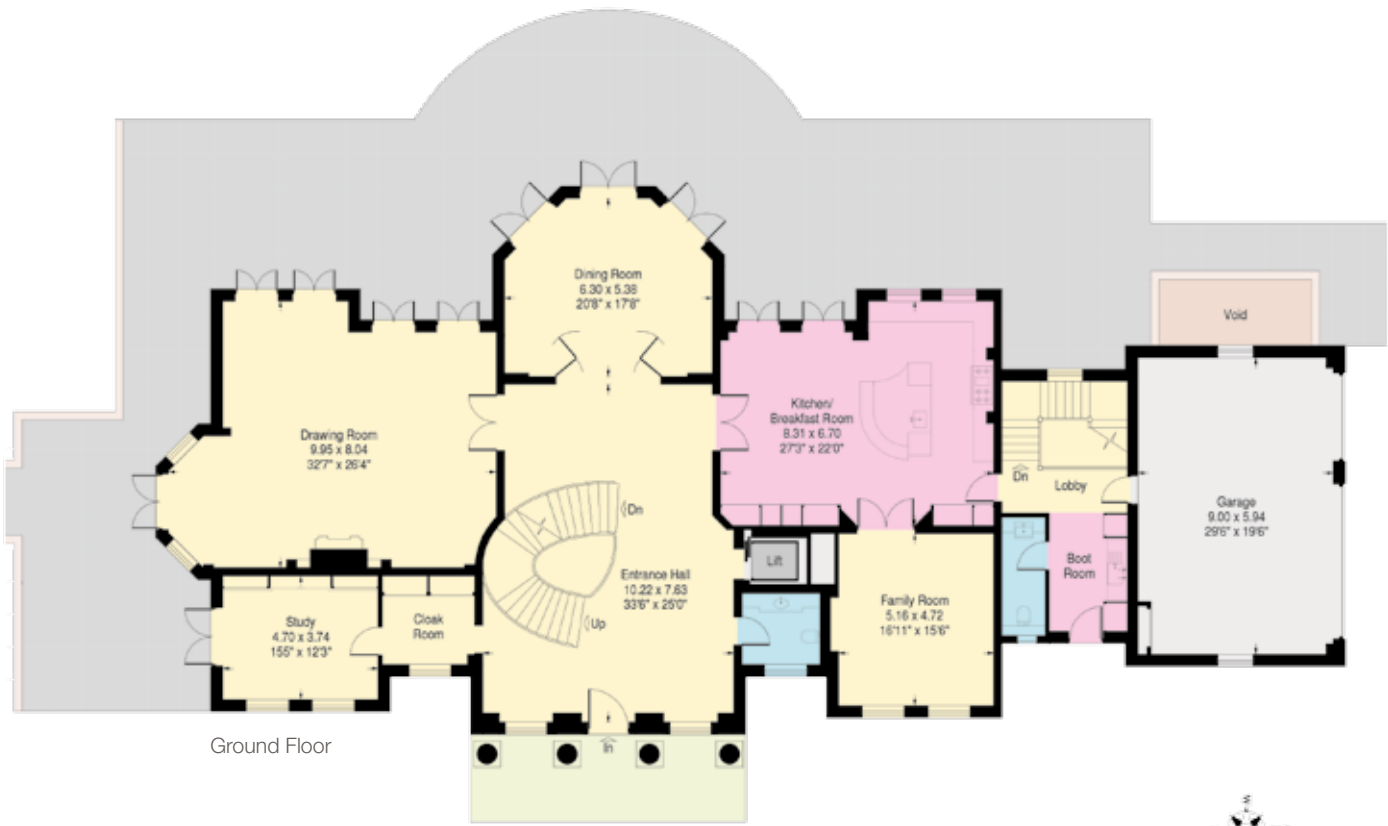
WESTWOOD

Approximate Gross Internal Area:
1,461.9 sq. m (15,736 sq. ft)

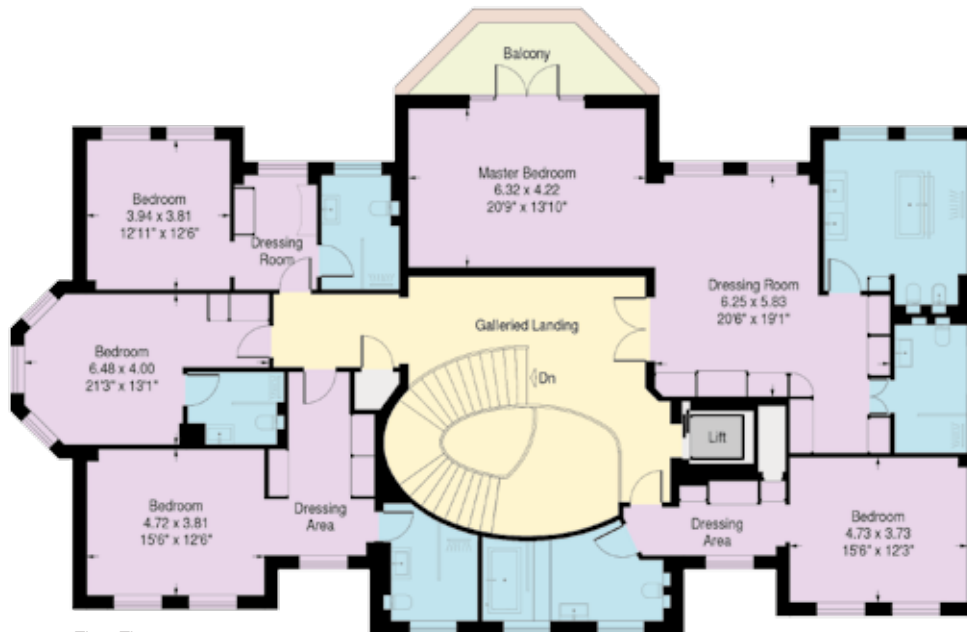
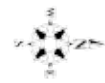
Reduced height area of plant room:
43.8 sq. m (471 sq. ft)

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

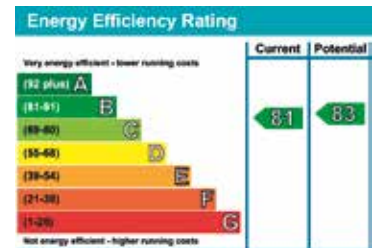




Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE.

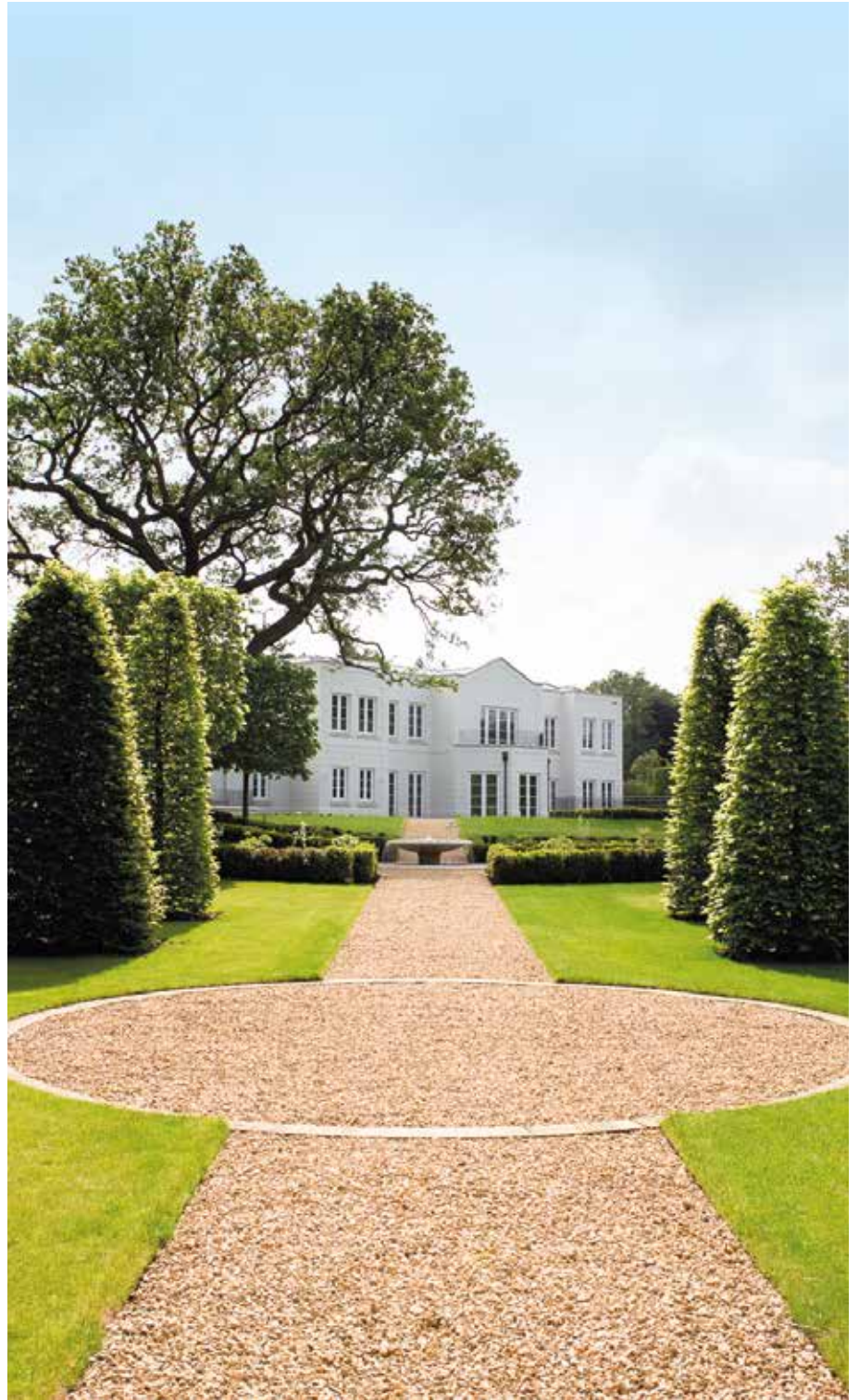
This plan is a reproduction of existing drawings and is for guidance only. It must not be relied upon as a statement of fact.



Gardens and grounds

Westwood is approached down a sweeping gravelled drive to the front of the house. This also leads to the side, giving access to the integrated garaging. Designed by the multiple gold medal winning garden designers, Cool Gardens, the gardens and grounds have been landscaped around several mature English oak trees, which provide an established setting for this impressive mansion. From the rear terrace the immediate formal gardens change to gently sloping lawns which lead down to the ponds with impressive fountains. Gravel paths meander through the gardens, passing the range of plants and trees which have been especially selected from around the world. A box hedge bordered gravel circle, with stone seat, surrounds a large fountain and from the seat a beautiful view is enjoyed over the gardens and aligned pools.

The sophisticated garden irrigation system uses harvested rainwater. There is also a separate garage which can be used for parking additional cars or the storage of garden equipment - this building is accessed by a second drive into the grounds.





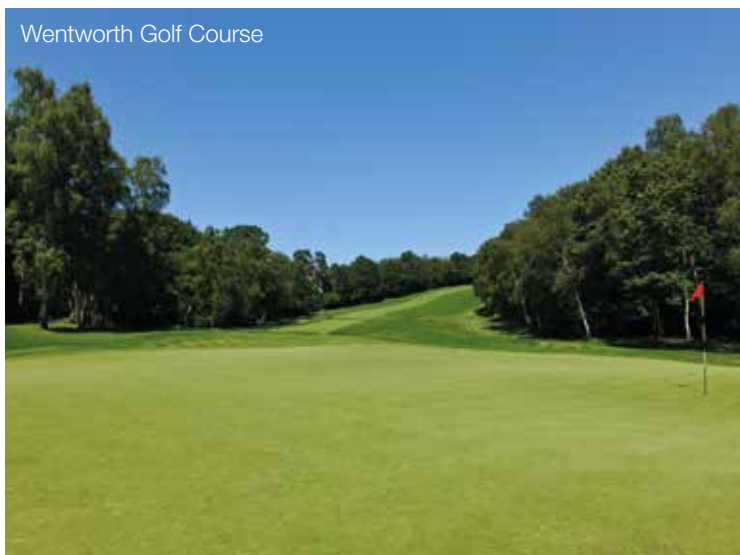




Wentworth Club House



Wentworth Golf Course



Ascot





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 850kg Lift Source passenger lift to all floors
- Cat5E cabling with all main receptions and bedrooms having 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 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 WC in master bathroom
- Villeroy & Boch Wellness La Belle rectangular free-standing Quarry bath in master bathroom
- Integrated media system

Services

Mains water, drainage, electricity and gas.

Local Authority

Runnymede Borough Council. Tel: 01932 838383

Fixtures and Fittings

All such items regarded as fixtures and fittings are excluded from the sale. Except where referred to these include curtains, light fittings, garden statuary and ornaments, machinery and equipment, although some may be available to a buyer by separate negotiation.

Viewing

Viewings are strictly by appointment through the vendor's agents.



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Photographs: March and May 2015 Particulars: September 2015

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