



BRUTON PARK

WENTWORTH • SURREY



BRUTON PARK

SPRING WOODS • WENTWORTH ESTATE
VIRGINIA WATER • SURREY • GU25 4PW

*Ascot 4 miles, Windsor 6 miles, M25 (J13) 3.5 miles, Central London 25 miles
(distances approximate)*

PEACE AND TRANQUILITY ON THE WENTWORTH ESTATE

Grand reception hall • Wine cellar • Drawing room • Family room • Study
Kitchen/breakfast room & TV room • Ground floor cloakroom.

Lower ground floor incorporating grand reception hall • Dining room • Cinema
Guest wing with two bedrooms with en-suite bathrooms • Leisure complex
including swimming pool, Steam room, Sauna, Gymnasium, Changing facilities
and spa room.

Staff accommodation including two bedrooms with en-suite bathrooms, living
room, prep kitchen, laundry room.

Lower ground floor parking with turntable overlooking the swimming pool
and car lift to ground floor level.

First floor with master bedroom suite with his and hers dressing rooms and bath/
shower rooms • Four further bedrooms all with en-suite bath/shower rooms.

Beautifully landscaped parklike grounds amounting to approximately 3.5 acres,
backing onto the River Bourne and facing south west to the rear.

Total gross internal area 18,199 square feet / 1,692 square metres.

For sale freehold.



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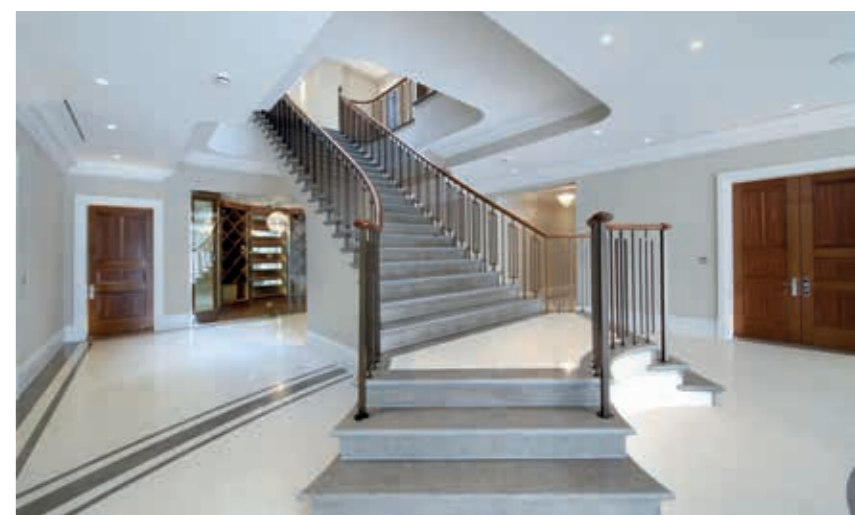
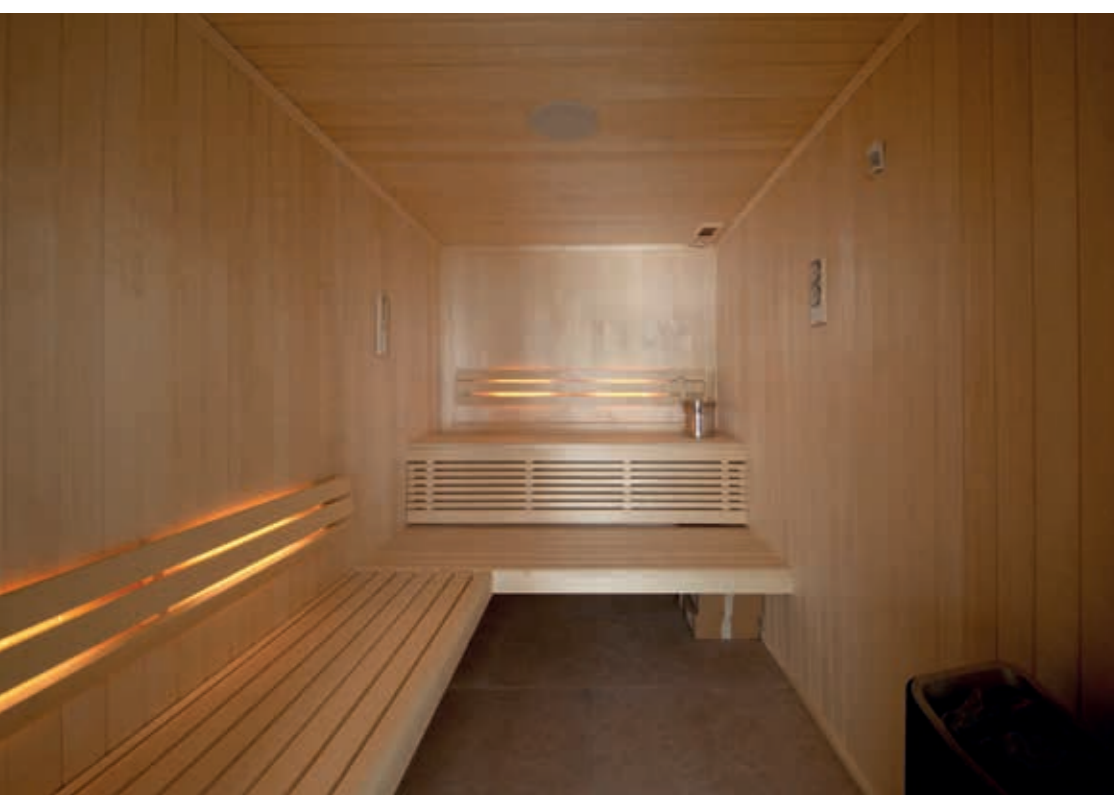
Viewing by appointment only.
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WENTWORTH

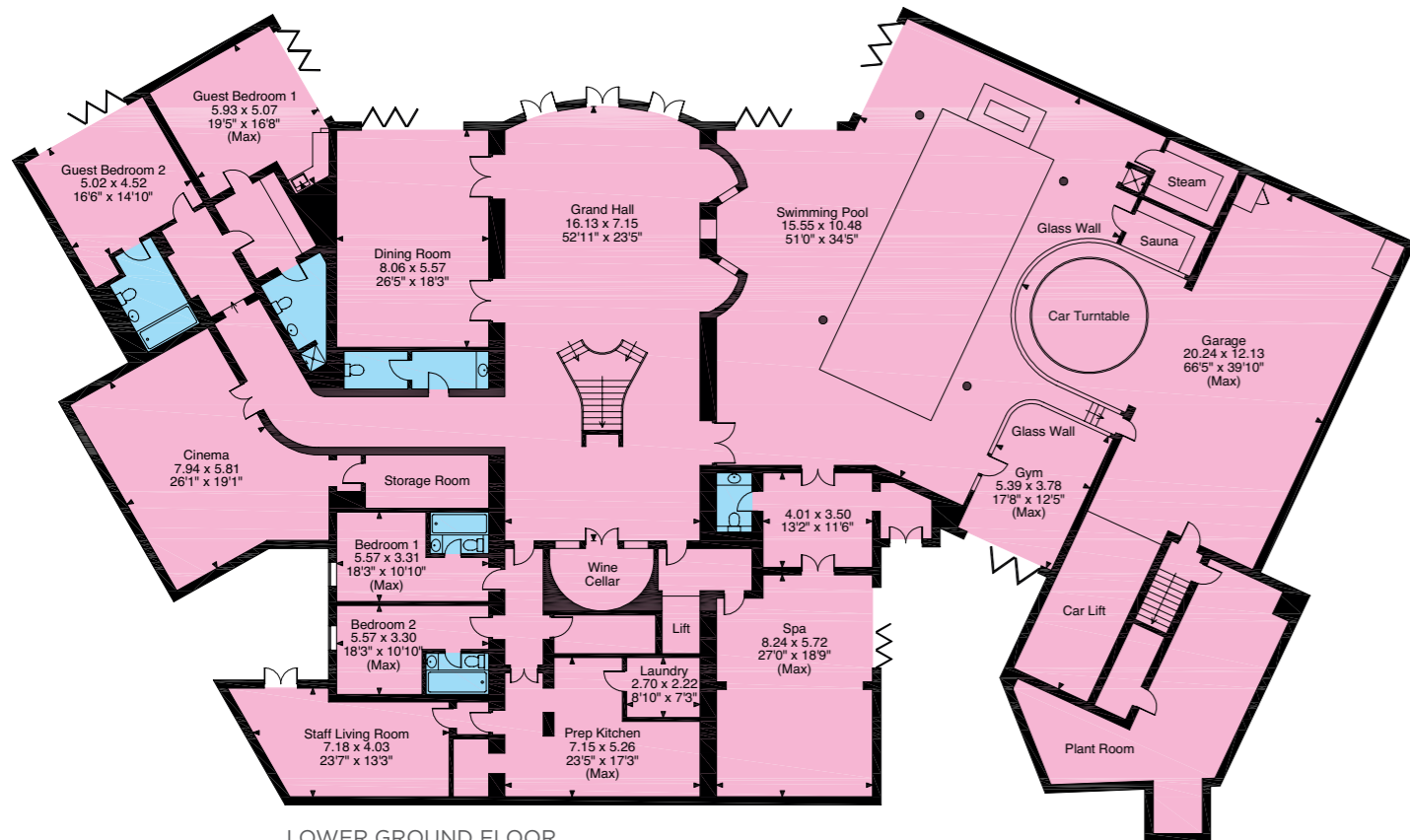
Bruton Park is superbly situated within the Wentworth Estate in a peaceful location with parklike grounds. A private, secure and secluded setting. The Wentworth Golf Club and the picturesque shopping parades of Virginia Water, with its excellent shops for day to day needs, restaurants and mainline railway station with a fast service of trains to Waterloo in 42 minutes are within easy walking distance. For the weekly household shop there is an excellent Waitrose in Sunningdale and for more extensive shopping facilities, the towns of Windsor, Guildford and Kingston are all close at hand. Junction 13 of the M25 is just 3.5 miles away giving access to London, Heathrow and the motorway network. Other than the world renowned Wentworth Club, country clubs abound the area such as Foxhills, Queenwood, Sunningdale and the Royal Berkshire. Delightful walks can be enjoyed around Virginia Water Lake which leads up to the Polo at Smiths Lawn, adjacent to Savill Gardens and Windsor Great Park beyond for riding. The area is also very well catered for by a huge choice of private prep schools, as well as two international schools, ACS in Egham and TASIS in Thorpe.



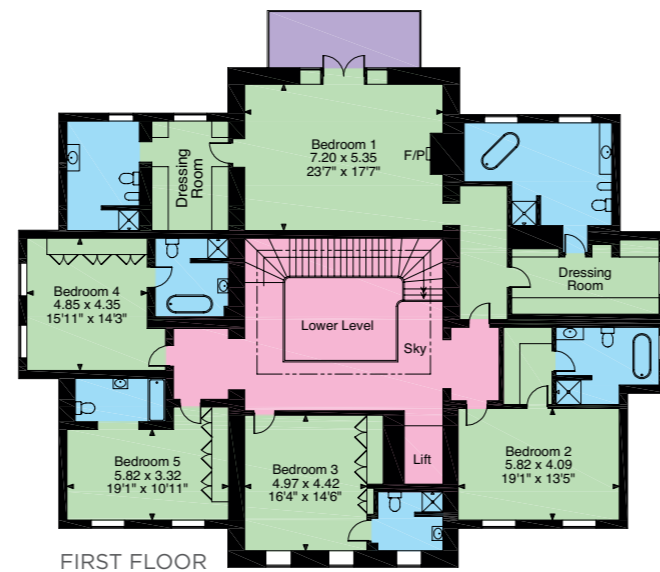
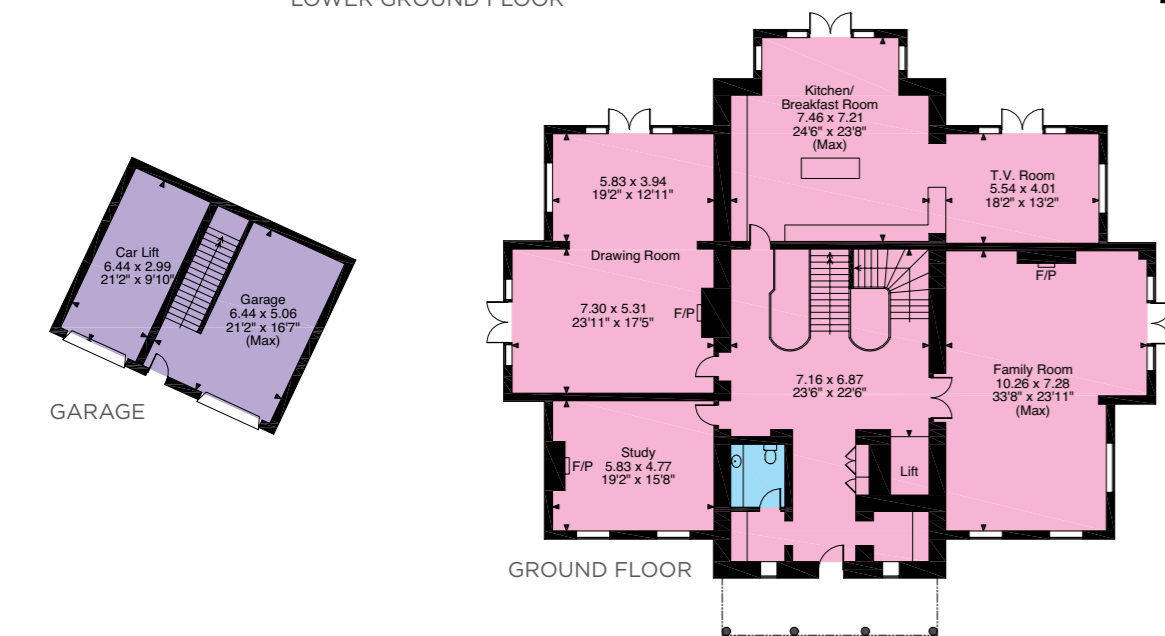
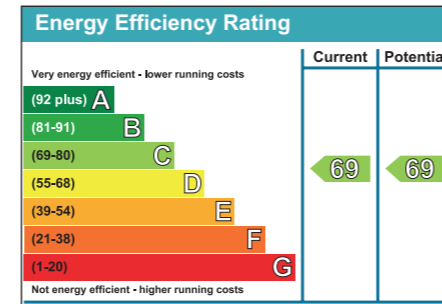
BRUTON PARK

Bruton Park is an imposing architectural masterpiece recently completed to an outstanding level of specification and finish, providing sumptuous and spacious accommodation across three floors. There is some magnificent detail in the Limestone elevations giving the house presence and a sense of quality. Throughout the ground floor are the elegant principle reception rooms with very high ceilings, the magnificent reception hall with an impressive staircase leading gently to the first floor and down the lower ground floor. The drawing room and kitchen/breakfast/family room enjoy the magnificent views across the parklike gardens to the rear down to the River Bourne. On the first floor, the whole of the rear of the house incorporates a magnificent master bedroom suite, again with stunning views across the gardens. There are four further bedroom suites on the first floor with two guest bedroom suites on the lower ground floor. On the lower ground floor, there is a magnificent reception hall ideal for entertaining on a grand scale, the dining room with doors opening out onto the courtyard, a superb cinema room and a two bedroom staff flat with its own courtyard and laundry room. The main feature of the lower ground floor is the magnificent indoor swimming pool hall with steam room, sauna and Jacuzzi, as well as a glass fronted car turntable to display a favourite car. In the swimming pool complex is a gymnasium overlooking the pool, changing facilities.





Approximate Gross Internal Area:
 Main House - 17,622 sq ft / 1,638 sq m
 Garage & Car Lift - 577 Sq Ft / 54 sq m
 Total - 18,199 sq ft / 1,692 sq m
 For identification purposes only. Not to scale.



GARDENS AND GROUNDS

Bruton Park is approached through electric gates across a sweeping driveway through the front gardens to the house. Across the rear of the property is an enormous terrace paved in Limestone to match the house. From here, the magnificent views are enjoyed across the parklike gardens and grounds leading down to the River Bourne. Beautifully landscaped and maintained. The house faces south west at the rear and due to its elevated position, enjoys the sun late into the evening.

DIRECTIONS (GU25 4PW)

From Virginia Water Parade, turn left onto Christchurch Road and on reaching the roundabout take the second turning into Springwoods. At the bottom of Springwoods, take the left hand fork and Bruton Park will be found on the right hand side.

FIXTURES AND FITTINGS

Curtains, carpets and light fittings negotiable.

SERVICES

The property has mains gas, water and electricity.

LOCAL AUTHORITY

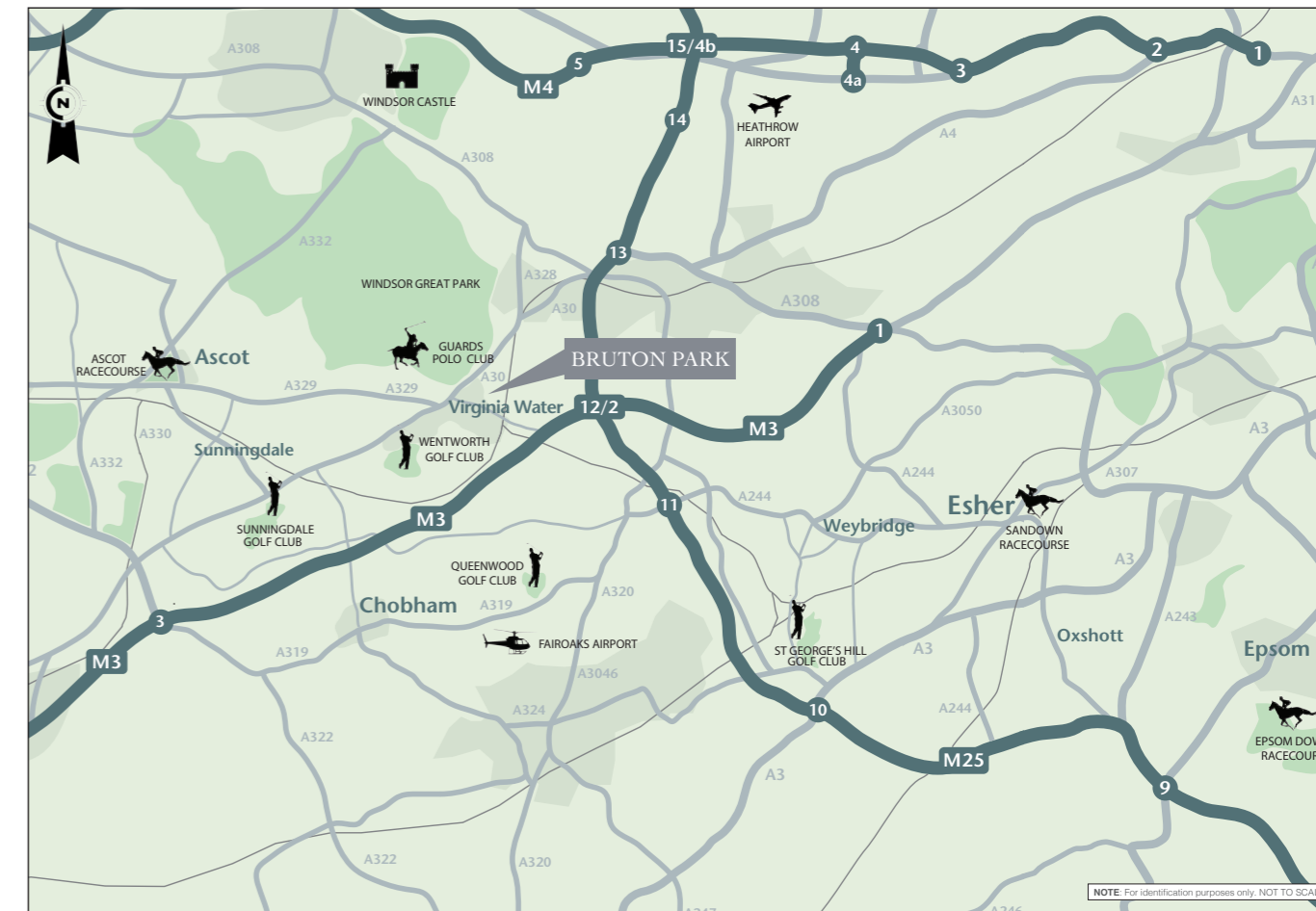
Runnymede Borough Council - 01932 838383

VIEWING

To be strictly by appointment through the vendor's sole agents.

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