

Finchfield

Wentworth, Virginia Water, Surrey



Finchfield, West Drive, Wentworth, Virginia Water, Surrey GU25 4LY

Mileages *(Distances are approximate)*

Virginia Water shops and station – 2 miles; Sunningdale station and Waitrose – 2.4 miles; Ascot High Street and racecourse – 5 miles; Windsor town centre – 7.5 miles; Junction 13 of the M25 – 4.5 miles; Terminal 5 Heathrow airport – 8 miles; Central London – 25 miles.

Description

Whilst this lovely Tarrant built property has worked very well as a family home for many years, it does now offer a great opportunity in terms of potential development.

Subject to the usual planning and Wentworth Estate regulations it would be possible to either extend and refurbish this property or indeed demolish and rebuild a new luxurious mansion. Guidance to the Wentworth regulations can be found by logging on to www.wentworthestate.org.uk and following the menu to 'The Roads Committee' and 'Planning' sections.

The plot has a wide frontage with an existing double entry and extends to 1.6 acres and backs in a South/South Westerly direction directly on to the 11th fairway of The East Course.

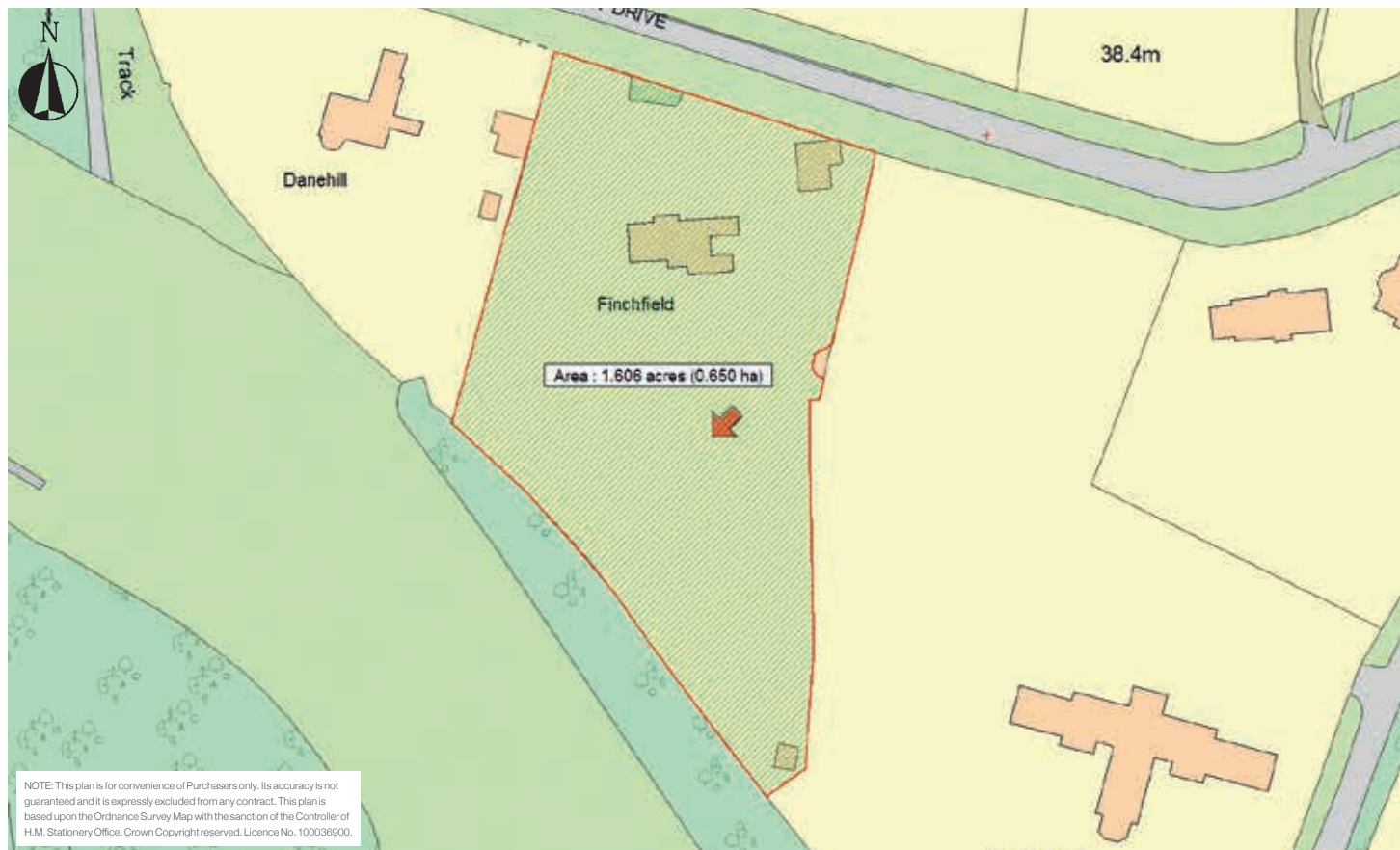
Local Authority – Runnymede Borough Council. Tel: 01932 425131

Services – Mains gas, water and electricity

Tenure – Freehold

Council Tax – Band H – 2018/19 £3,641.90





The Prime and Country House team would be delighted to show you around this property.

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Approximate gross internal area. Main house = 3,564 sq ft / 331.1 sq m, Outbuildings = 764 sq ft / 71 sq m, Total = 4,328 sq ft / 402.1 sq m



For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

Hamptons International is a trading name of Countrywide Estate Agents. Head Office: 7th Floor, UK House, 180 Oxford Street, London W1D 1NN

Energy Efficiency Rating		
Energy Efficiency Rating	Current	Potential
A (91-100)		
B (81-90)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
EU Directive 2002/91/EC		
England, Scotland & Wales		