



KINGS ACRE

WENTWORTH ESTATE

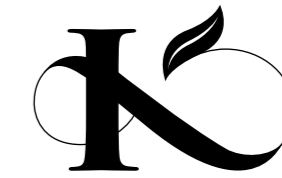


APPLEGATE HOMES

For a privileged lifestyle

Specialising in developing some of the most sought after mansions in Surrey and Berkshire, Applegate Homes carefully select unique locations based on ultimate desirability.

Combining traditional grandeur, latest cutting edge technology, with meticulous specifications, our elegant, exclusive designed homes offer a privileged lifestyle to all of our clients.



KINGS ACRE
WENTWORTH ESTATE

Located on the internationally acclaimed Wentworth Estate, this magnificent country mansion is set in just under an acre of beautifully landscaped south-facing gardens.

With lavish accommodation arranged over 3 floors, this exquisite new residence has been built to an exacting specification and boasts an impressive range of amenities for modern-day living.





GRAND EXTERIOR

The beautiful portland stone detailing and magnificent entrance portico offer grandeur of the highest level. Every detail is carefully considered, from the resin bound driveway to the carefully selected mature trees and planting.





LOCATION

Prime Location

King Acre is ideally situated within walking distance of Virginia Water station - just 40 minutes to Waterloo and the excitement of central London.

Regarded as the premier countryside location in the UK, the prestigious Wentworth Estate is a quintessentially English oasis within touching distance of London. Set over 1750 acres of magnificent land and woodland, it offers its residents the best of idyllic country living with the added security of number plate recognition toll gate entrances entering the Estate. The exclusive Wentworth Club sits right on its doorstep, as well as; five-star Coworth Park Hotel and Spa, Guards Polo Club, Ascot, Windsor and Virginia Water all set within the impressive 500 acre Windsor Great Park.

Air and Transport links

Regular business and leisure travel is effortless with Heathrow airport a mere 10-minute drive away. A choice of private airfields are also all within a 30-minute radius of the property.

Schools

Boasting the greatest concentration of revered boys and girls schools across the UK, the choice of premier schooling in Surrey is unrivalled.



ASCOT

A spectacle of style and fashion, Royal Ascot is the finest horse race in Britain and referenced the world over. The very best of the equestrian world compete here every June, including the Queen's own horses - an annual highlight of the elite's social calendar.





WENTWORTH

The esteemed Wentworth Club is regarded as one of the most accomplished golf and country clubs in the world. It is renowned for its three championship golf courses (one a former Ryder Cup venue), Tennis & Health Club, distinguished Clubhouse and its active social calendar.





WINDSOR

Steeped in 900 years of Royal history, Windsor is home to the awe-inspiring Windsor Castle - the world's oldest and largest inhabited castle in the world.

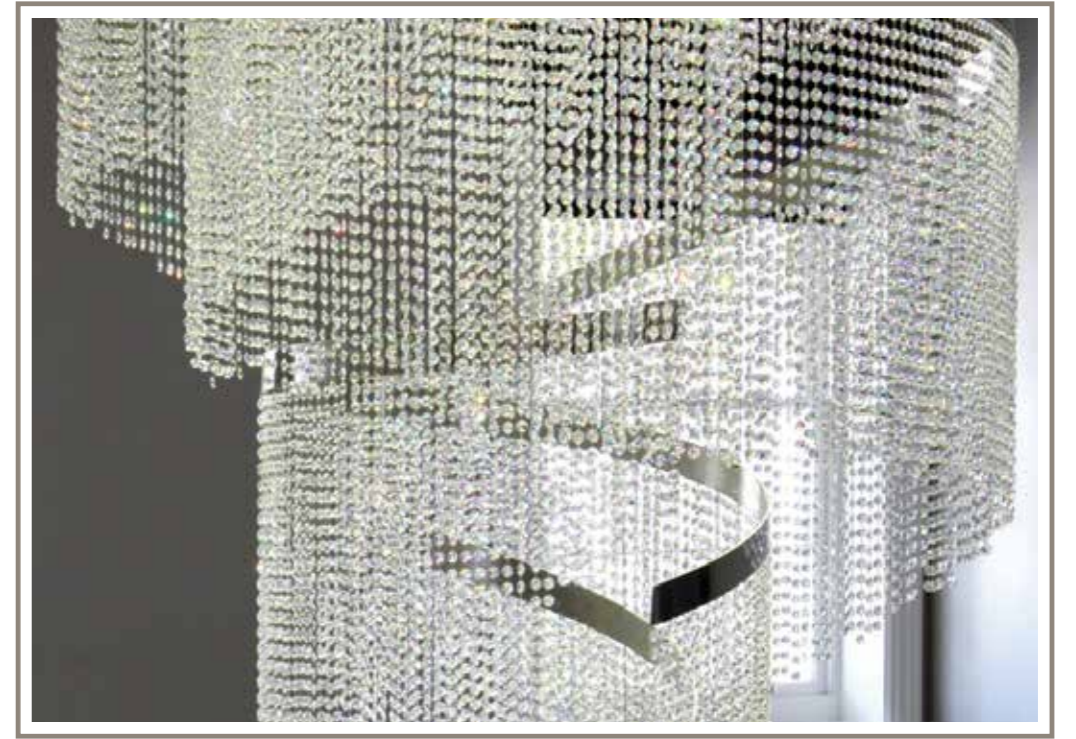
With a myriad of exclusive shops, superb cafes and restaurants, an outstanding theatre and the beautiful river Thames, Windsor offers the perfect blend of heritage and culture.





GRAND ENTRANCE HALL

Grand galleried reception hall with marble flooring, sweeping staircase and a stunning handmade bespoke glass chandelier.





STUDY & CLOAKROOM

Study with prime grade oak flooring and luxurious wall coverings; all carefully considered for furnishing.
Principal cloakroom featuring an Italian designed vanity unit with elegant design details of the highest quality





DRAWING ROOM & FAMILY AREA

Large Drawing Room with marble fireplace, luxurious carpet, beautifully furnished with south facing garden views. Sunken Family area with marble flooring and inset carpet, built in furniture with the latest home entertainment technology.





KITCHEN BREAKFAST AREA

Bespoke hand crafted kitchen finished in high gloss figured sycamore with a full range of Gaggenau appliances.





DINING ROOM

Beautifully furnished dining room with luxury timber flooring and carefully considered interior decoration.





MASTER BEDROOM & EN-SUITE

Spacious master bedroom suite with south facing views onto the garden landscape.

The walk in bespoke dressing room offers a generous amount of storage space finished in wood veneer with fabric panelled doors and bespoke handles.





ENTERTAINMENT ROOM

Large Entertainment Room designed to accommodate a luxury cocktail bar, seating and large TV linked to Control 4 and pre wired for a Home Cinema System.





INDOOR POOL, STEAM ROOM & CHANGING AREA

Double height pool hall with lit coffered ceilings and 10.75 m pool finished with glass mosaics.

Relaxation area links directly onto the main terrace with magnificent garden views.





OUTDOOR FEATURES & LANDSCAPING

Split level rear terrace, set in a mature landscape garden with beautiful trees and planting.
Other features include, outdoor speakers, furniture and services for a barbecuing area.





SPECIFICATION & FLOOR PLANS



Grounds

- Landscaped south facing secluded garden set in just under an acre.
- Mature planting and screening offering maximum privacy.
- Wrought iron electric gates with security video link to the main house.
- Block paved driveway providing generous parking for guests.
- Triple car garage with remote controlled access and heated tile flooring.
- Main entrance CCTV surveillance linked to main house pre-wired for additional cameras to cover all areas of the property integrated with the Control4 System.
- Large split level terrace area.

Ground Floor

- Grand galleried reception hall with marble flooring, sweeping staircase and a stunning handmade bespoke glass chandelier.
- Bespoke crafted staircase links all floors with luxurious marble and carpet finishes.
- Generous ceilings with bespoke cornicing and decorative skirting throughout.

- High gloss solid walnut doors with carefully considered polished chrome ironmongery.
- Large Drawing Room with marble fireplace, luxurious carpet, beautifully furnished with south facing garden views. Sunken Family area with timber flooring, bespoke carpet and built in furniture with the latest home entertainment technology.
- Elegant dining room with feature lighting and luxury timber flooring.
- Bespoke hand crafted kitchen finished in high gloss sycamore with marble worktops and a full range of top quality Gaggenau appliances.
- Breakfast area looking out onto the magnificent garden landscape.
- Large family area with the latest home entertainment technology.
- Utility and boot room with bespoke cabinetry, plenty of storage and Miele appliances.
- Indoor pool, steam room and changing facility with direct access onto the rear terrace.
- Beautiful high quality wallpaper and decorations throughout.



First Floor

- Spacious master bedroom suite with south facing views onto the garden landscape.
- The walk in bespoke dressing room interlinks with a marble clad ensuite. Complete with separate showers, WC, bespoke bath and vanity unit to match.
- A further three bedroom suites feature bespoke designed wardrobes and ensuites. Each unique, offering luxurious finishes and sophisticated styling.
- Fully wallpapered throughout each room demonstrates a superior finish and quality.
- Self-contained staff accommodation with two bedrooms, kitchenette living room and separate shower room.

Second Floor

- Two further bedrooms each with an ensuite shower room, bespoke wardrobe storage and pre wired for TV's.
- Fitness room with views out onto the magnificent garden landscape.
- Games Room with separate WC, large TV linked to Control 4 and pre wired for a Home Cinema System.
- The magnificent rooflight creates a wonderfully light landing space down to the ground floor.

Technical Specifications

- Each room has individually controlled underfloor heating.
- First fix comfort cooling throughout.
- Multi room touch Control 4 technology linked to lighting, CCTV, sound systems and TV's.
- HDV network points allow for digital and satellite TV distribution.
- Ceiling speakers in key rooms linked to home entertainment network.
- CAT 6 cabling throughout with LAN WiFi access.
- I-light mood lighting.
- Heated garage floor.

Construction

- Danehill brick façade with Portland stone pilasters, window surrounds, gable and portico.
- Marble porch to match the internal entrance hall.
- Timber sash double glazed windows and doors.



Grand Hallway	9.3m x 9.1m
Principal Cloakroom	2.3m x 3.2m
Coats Cupboard	2.4m x 3.2m
Dining Room	6.4m x 5.6m
Study	5.5m x 4.5m
Drawing Room	8.6m x 7.0m
Family Room	4.8m x 5.7m
Kitchen & Breakfast Area	9.0m x 6.3m
Utility Room	6.4m x 3.6m
Boot Room	2.3m x 5.8m
Changing Room	2.0m x 3.0m
Steam Room	2.4m x 1.6m
Pool Hall	6.3m x 14.8m
Pool	4.0m x 10.7m
Garage	10.8m x 6.5m



FIRST FLOOR



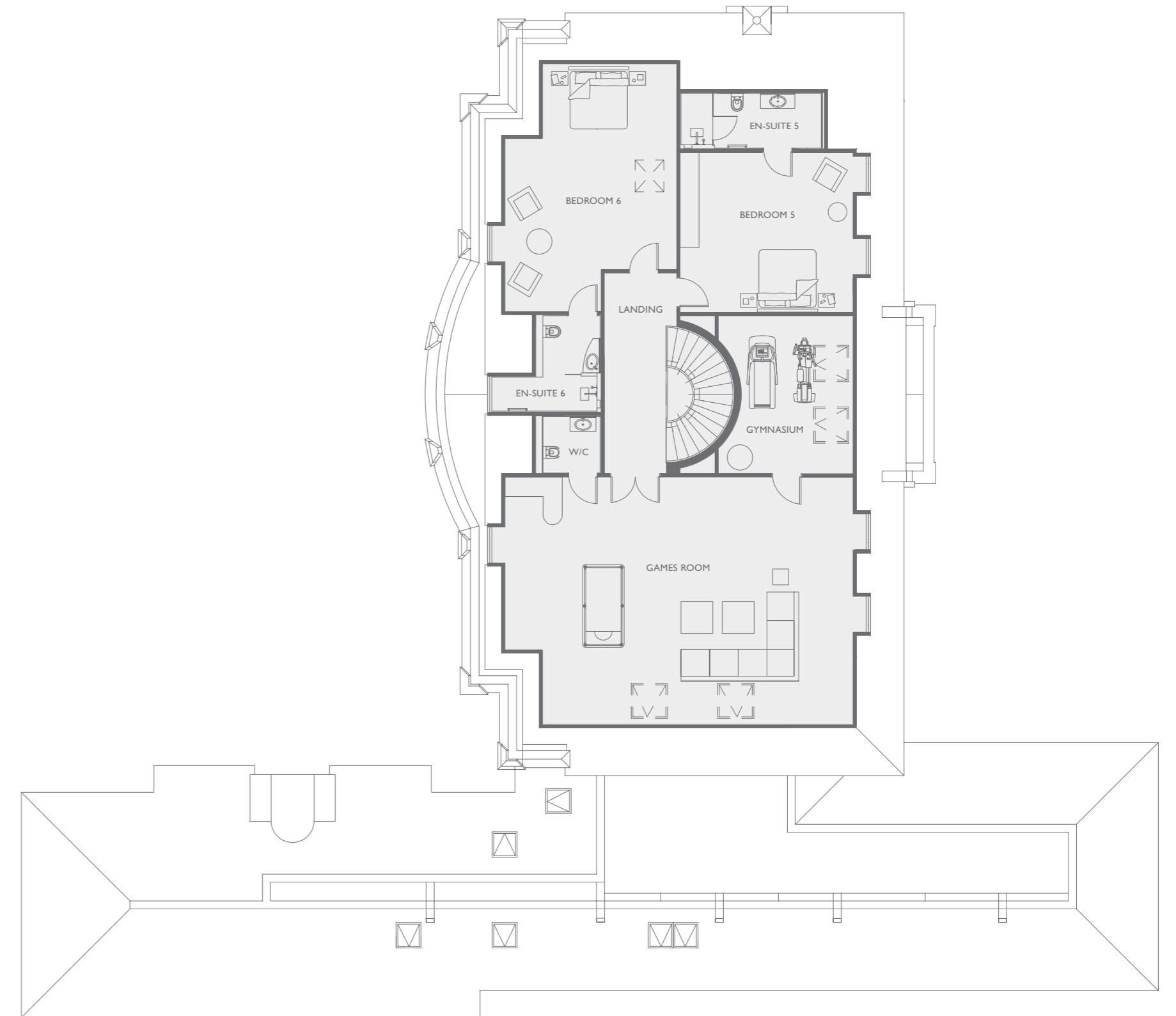
Gallery	9.1m x 6.0m
Master Bedroom Suite	9.9m x 7.7m
Master Dressing Room	6.4m x 3.4m
Master Ensuite	6.0m x 4.1m
Bedroom 2	6.0m x 8.1m
Ensuite 2	3.9m x 2.6m
Bedroom 3	4.3m x 4.4m
Dressing Room 3	2.6m x 4.6m
Ensuite 3	1.9m x 3.2m
Bedroom 4	4.3m x 4.7m
Dressing Room 4	2.6m x 4.6m
Ensuite 4	1.9m x 3.5m
Staff Living Room	8.6m x 6.0m
Staff Bedroom 1	4.0m x 4.6m
Staff Bedroom 2	5.5m x 3.5m
Staff Shower Room	2.3m x 2.1m

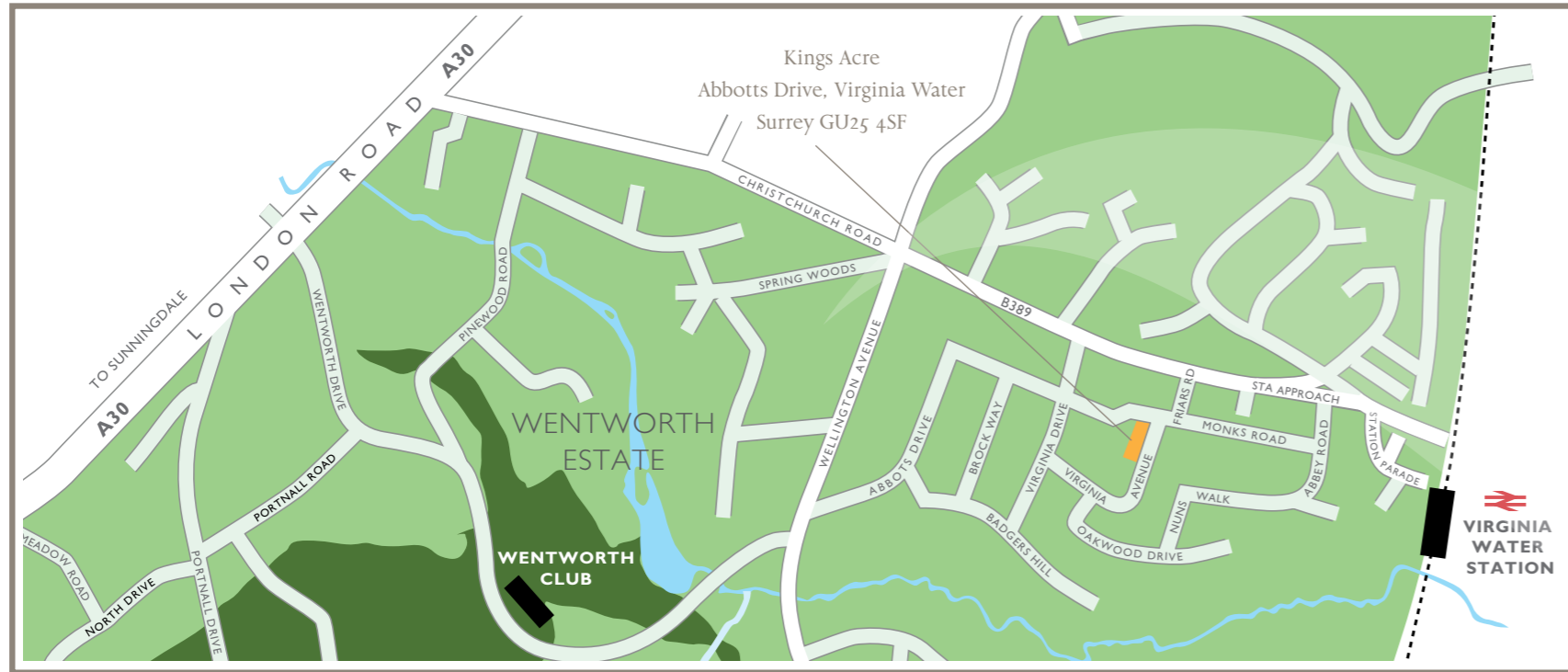


SECOND FLOOR



Games Room	10.9m x 7.7m
W.C	1.7m x 1.8m
Gymnasium	4.2m x 4.9m
Bedroom 5	5.4m x 5.0m
Ensuite 5	1.7m x 4.4m
Bedroom 6	7.7m x 5.4m
Ensuite 6	3.0m x 3.4m





LOCATION

From London take the M4 west joining the M25 at junction 4b signed to Gatwick.
 Exit at junction 13 signed to the A30 and follow the A30 signed to Camberley and Bagshot passing Egham, Englefield Green and the left turn to Virginia Water via B389 Christchurch Road. Turn off right onto Virginia Drive and left onto Abotts Drive.
 Kings Acre is situated on the right.

Disclaimer

Images, photographs and other information: Any computer generated images, plans, drawings, accommodation schedules, specification details or other information provided about the property ("information") are indicative only. Some photographs have been used for illustrative purposes only.
 Any such information may change at any time and must not be relied upon as being factually accurate about the property.



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