

JURA
WENTWORTH

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WENTWORTH | VIRGINIA WATER | NORTH SURREY

Contemporary style

AN INSPIRATIONAL MODERN RESIDENCE ON THIS INTERNATIONALLY RENOWNED PRIVATE ESTATE

Reception hall | Study | Drawing room | Kitchen/breakfast room
Library | Family sitting room | Dining room | Domestic offices

Lift to all floors

Master bedroom suite with two en suite bathrooms and two dressing rooms, along with outdoor shower | Guest bedroom suite with en suite bathroom | 4 further bedroom suites with family/play area

Lower ground floor with large entertainment/party room and bar with wine store | Cinema | Billiard room | Gymnasium
Swimming pool with changing rooms, sauna & steam room
Spa room | Laundry | Plant room | Integrated staff accommodation with 2 bedroom suites and communal kitchen/living room

Garaging for 6 cars | Security Lodge

In all about 5.12 acres

Approximately 21,788 sq ft in total (GIA)

For sale freehold

- Virginia Water station - 0.5 miles
- ACS Egham International school - 2 miles
- T&S International School - 2.5 miles
- M3 - 3 miles
- Ascot - 4 miles
- M4 (Junction 4b) - 7 miles
- M25 (Junction 13) - 2.5 miles
- Heathrow Airport (T5) - 9 miles
- Farnborough Airport - 14 miles
- Central London - 21 miles
(Distances approximate)





The Wentworth Estate

This prestigious address extends to around 1,750 acres and dates back to the early 1920's when the rural dream of developer W J Tarrant became a reality, creating large houses in beautiful mature gardens surrounding the golf course.

Lying within the green belt, the Wentworth Estate is now a sanctuary of impressive houses on quiet roads surrounded by three 18-hole championship golf courses and a 9-hole executive course. The Wentworth Club, situated in the middle of the estate, also offers swimming pools, tennis courts, a health and leisure club and spa as well as restaurants.





Jura

Extending over three floors, this landmark contemporary house, built using natural materials, offers over 21,000 sq ft of exceptional living and entertaining accommodation. Designed and completed to the highest possible standard and specification, the overwhelming impact on entering is one of space and light. Jura is built around an intelligent home automation system used to control temperature in each room, along with all other systems including music, lighting and electronic blinds. This can be operated either locally or remotely, using touch screens, PC or iPad. The house has underfloor heating to the ground and lower ground floors with trench heaters and radiators on the first floor, giving a more responsive control.

There is also full air conditioning throughout the principal rooms. The house has been designed throughout in such a way that the same materials blend from the outside in, with extensive use of natural materials and glass, resulting in a unique visual experience. The property consists of two wings, with a three storey central lightwell. This ensures that all rooms, including those in the lower ground floor, are flooded with natural daylight.

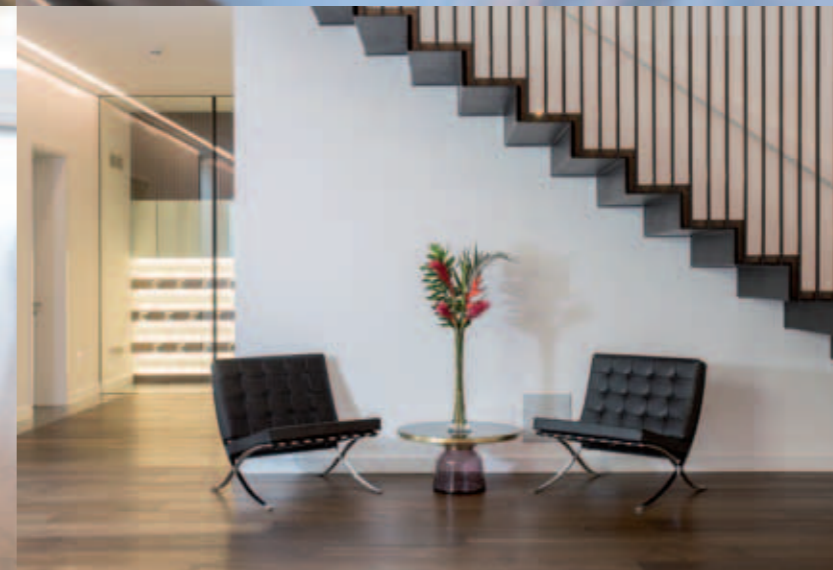
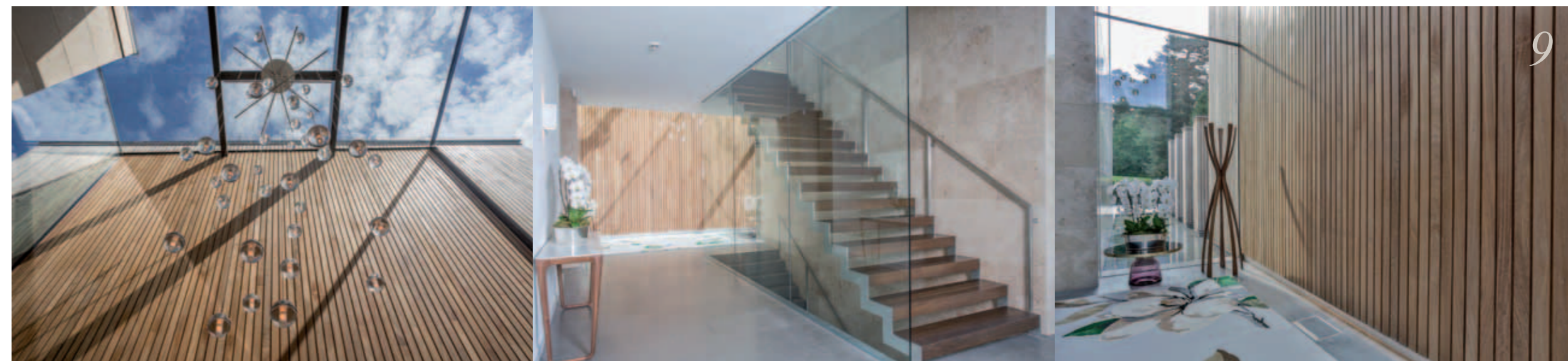


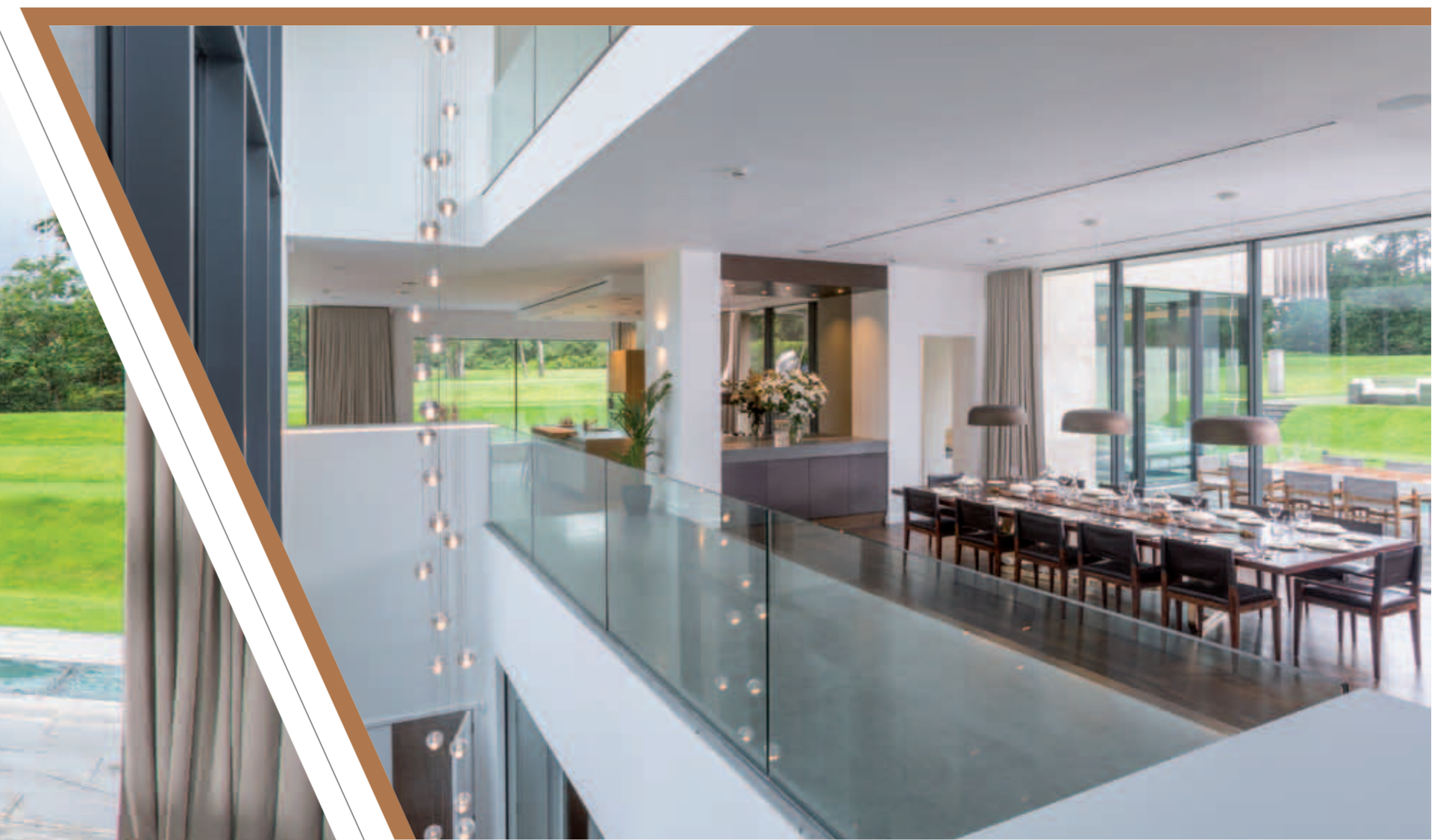


Ground Floor

Upon entering the house the impressive proportions throughout become immediately obvious. The principal reception room is a large drawing room with full height glazed windows, giving fabulous views over the gardens and across the terrace into the kitchen/breakfast room. This large open plan family space includes a fully fitted Italian designed kitchen with a separate preparation area. There is a panoramic view of the garden and across the lightwell through to the library and drawing room. To the rear of the kitchen, there is also a walk in pantry, fitted boot room and family sitting room.

A 'bridge' connects the entrance hall with the family room, passing the open lightwell and the dining room, which again has full height sliding windows out to a further terrace. The study and library provide further excellent reception space.











First Floor

The first floor accommodation comprises a large master bedroom suite with floor to ceiling sliding doors onto a balcony with outdoor shower. Within the suite there are his and her bathrooms and dressing rooms, fitted with high quality bespoke cabinetry. A guest suite comprises an en suite bathroom with separate shower.

Along the galleried landing and the south wing of the house, there are four bedroom suites all accessed from an open plan family/ play area. A secondary staircase leads down from this area to the kitchen.

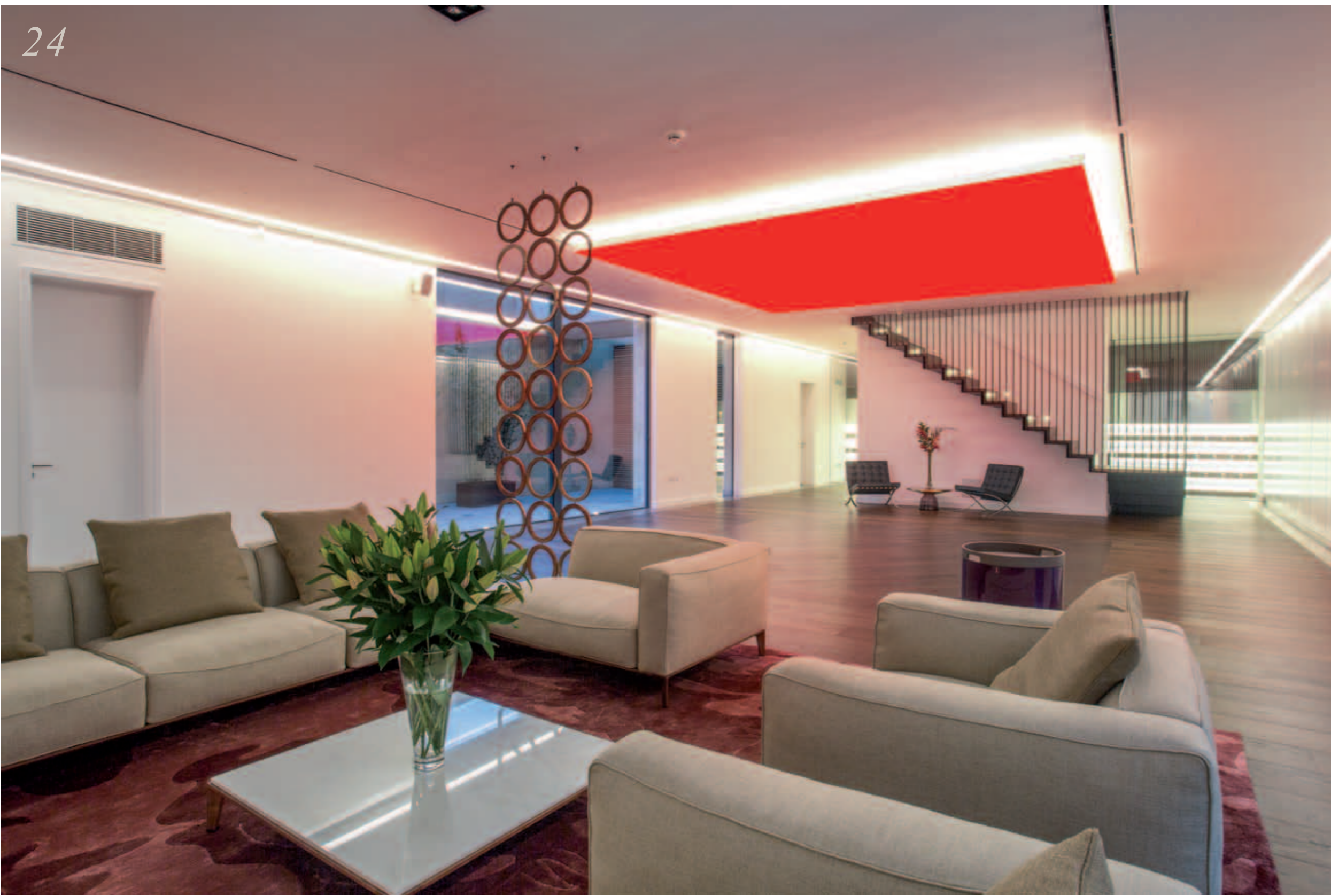


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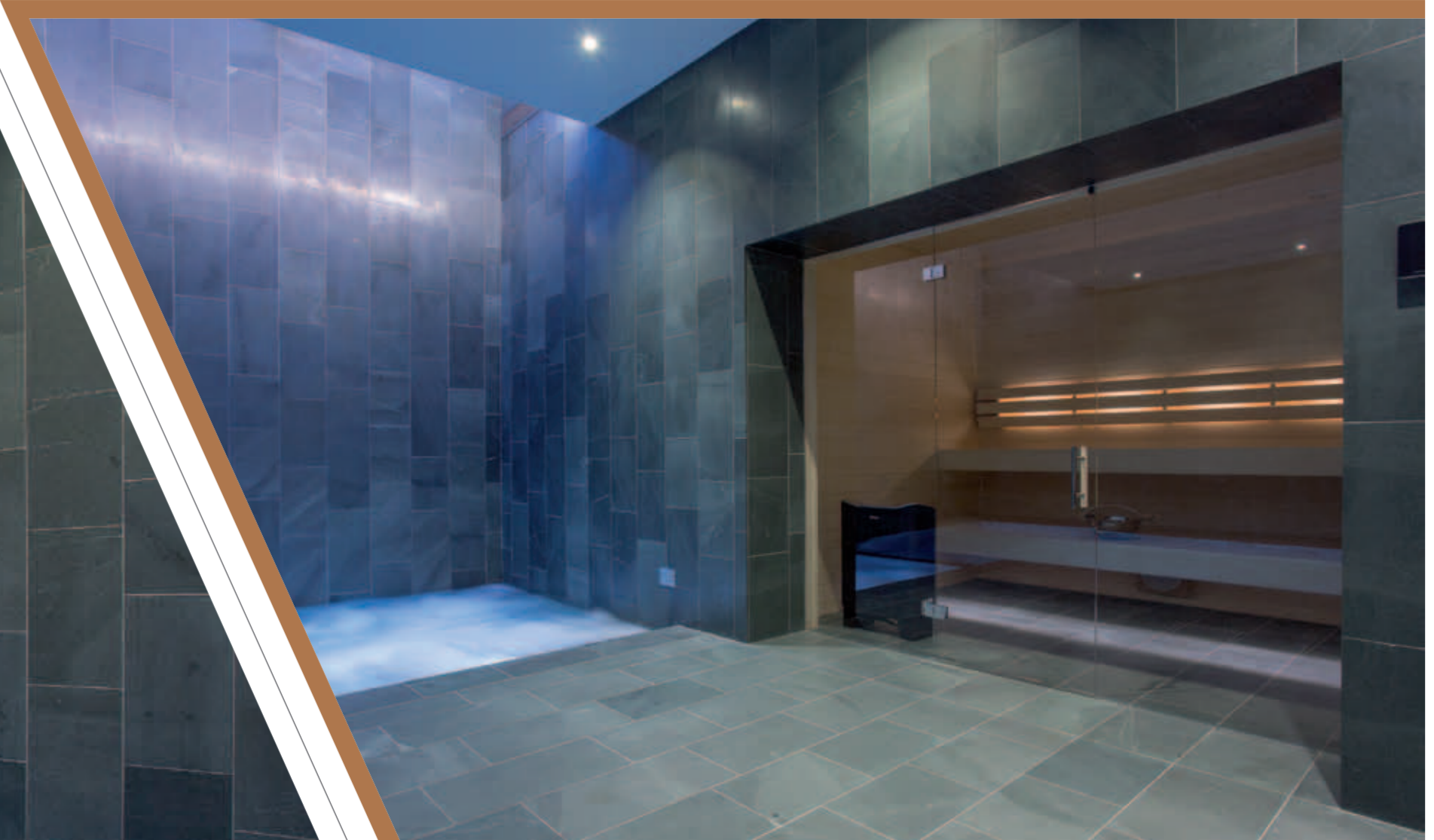
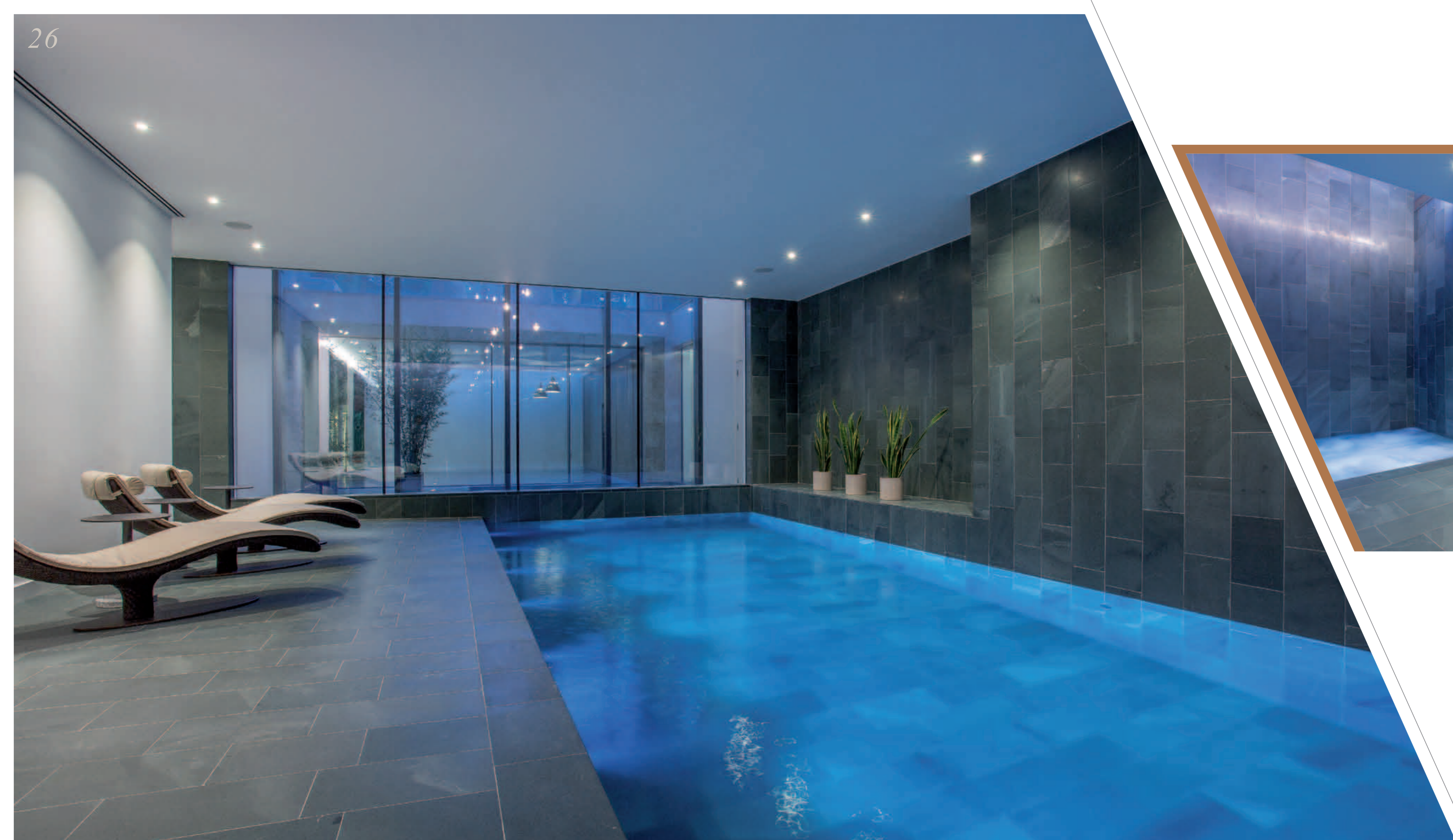
Lower Ground Floor

Jura has an exceptional lower ground floor, the accommodation being arranged around the central lightwell with reflection pool. The area has been designed for a broad range of entertaining and leisure activities and comprises a large entertainment/party room with bar and wine store with display cellar, a 12 seat cinema room, billiard room, gymnasium with matted exercise area, swimming pool with hot tub, sauna, steam room, changing rooms and spa.

In addition on this floor, there is a two bedroom suite staff apartment with separate access, laundry room, housekeeper's office, plant rooms and garaging for 6 cars.



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Lower Ground Floor

Approximate Gross Internal Area:
House: 1,955 sq m (21,044 sq ft)
Security Lodge: 22 sq m (234 sq ft)
 For identification purposes only. Not to scale.



Security Lodge

Ground Floor



First Floor

Specification

General

- A steel framed building with concrete floor slabs for maximum sound insulation.
- Underfloor heating to the ground and lower ground floors with trench heaters and radiators on the first floor to give a more responsive control.
- Smoke fumed timber flooring to the first and ground floors with carpets to the bedrooms.
- There is air-conditioning to all principal rooms.

Entrance Hall

- Approximately 22 ft glass ceiling (6.7 m).
- Bocci Pendant chandelier from Canada with bespoke canopy detail and 36 cast glass spheres, each housing a 10 watt xenon lamp.
- Iroko cladding wall with low level feature lighting.
- Honed Spanish limestone flooring.
- Satin stainless steel open risers to staircase with dark European oak flooring.
- Cloakroom.
- Anne Sacks Clodagh tiled wall.
- Falper basin and vanity unit with floor mounted Fantini spout.

Library

- Telescopic glass sliding doors.
- John Boyd Horsehair fabric wall panelling framed in American black walnut.
- DRU Cosmo tunnel see-through balanced flue gas fireplace (1.8m wide).
- Floor to ceiling library shelving framed in American black walnut with bronze anodised inlay segments.
- American black walnut moveable ladder to shelving.
- Honed Spanish limestone flooring with bronze trim surrounding central section of dark European oak flooring.
- Full length, Spanish limestone hearth.
- Dropped ceiling with feature lighting and air-conditioning.

Drawing Room

- Bespoke joinery wrapped in John Boyd Horsehair fabric panelling. Recessed bronze handles.
- Approximately 10 ft ceilings (3 m).
- Floor to ceiling glazed sliding window system with minimal (22mm) pull handles.
- Recessed track automated curtains.
- DRU Cosmo tunnel see-through balanced flue gas fireplace (1.8m wide).

Study/Office

- Designers Guild fabric wall panelling framed in American black walnut.
- Dropped ceiling with feature lighting.
- Bronze anodised shelving with integrated LED lighting.
- American black walnut joinery unit with bronze counter and recessed handles.
- Recessed track automated curtains.
- Honed Spanish limestone flooring with recessed floor sockets.
- Floor to ceiling glazed sliding window system with minimal (22mm) pull handles.

Dining Room

- Bespoke joinery unit with Spanish limestone counter top and bronze anodised clad doors.
- 8 ft x 6 ft bronze mirror with bronze anodised soffit unit above.
- Oluce pendant lights designed by Francesco Rota.
- Floor to ceiling glazed sliding window system with minimal (22mm) pull handles.
- 3 storey lightwell.
- Recessed LED feature lighting.
- Bocci Pendant chandelier from Canada with 36 cast glass spheres, each housing a 10 watt xenon or 1.8 watt LED lamp.

Gallery

- Approximately 36 ft (11 m) floor to ceiling height.
- 3 storey, double glazed curtain walling system.
- ‘Frameless’ glass balustrades.

Family Room

- Floor to ceiling rough sawn oak joinery unit with pressure release drawers.
- Floor to ceiling glazed sliding window system with minimal (22mm) pull handles.

Kitchen

- B3 Bulthaup Kitchen.
- 50mm thick monoblock stainless steel worktop.
- Rough sawn oak tall units containing integrated appliances.
- Bronze anodised wall panelling.
- Gaggenau appliances.
- Induction hob.
- Automated downdraft extractor.
- Rough sawn oak breakfast bar.

Preparation Kitchen

- B1 Bulthaup Kitchen.
- 80mm thick monoblock stainless steel worktop.
- 5 ring gas hob.
- 2 single ovens.
- Combi oven.
- Steam combi oven.

Family Sitting Room

- Limed European oak bespoke joinery unit with recessed TV.
- Tutch latch opening doors revealing concealed storage.
- Central recessed carpet.
- DRU Metro corner balanced flue gas fireplace.
- Spanish limestone hearth.
- Floor to ceiling glazed sliding window system with minimal (22mm) pull handles.

Specification

Entertainment Room

- Timber flooring throughout with Spanish limestone perimeter.
- Bespoke suspended feature staircase.
- Colour changing Barrisol dropped ceiling over dance floor.
- Recessed subwoofers and high level audio speakers throughout.
- Floor to ceiling glazing with access into open air courtyard.

Bar/Wine Tasting Area

- Rough sawn oak island unit with space for beer keg and designed to accommodate beer taps.
- Rear bar with silestone worktop and back painted glass wall.

Wine Display

- Temperature controlled wine store with LED lighting.

Wine Cellar

- Temperature controlled wine cellar.
- Bespoke wine storage unit which holds cases and individual bottles.
- Separate wine/ Champagne chiller.

Cinema

- Handwoven silk/velvet effect carpet on high quality underlay.
- Pelle Frau leather seating for 12.

Billiard Room

- European oak and bronze mirror panelling to walls.
- Bronze anodised picture rail and bar ledge.
- Room sized for championship sized billiard table.

Swimming Pool Hall

- 42 ft x 13 ft constant depth swimming pool.
- English Cumbrian kirkstone slate throughout.
- Sunken hot tub.
- Drom sauna with glazed frontage.
- Drom steam room with glass mosaic benches and Tadelakt walls and ceiling.

His and Hers Changing Rooms

- Anne Sacks glass chevron mosaic tiled feature wall.
- 2 shower cubicles.
- Slate tiled flooring.
- Iroko joinery unit with laundry bin.
- Vanity unit with cylindrical basins above.

Cloakroom

- Not Only White Himacs basin.
- Satin stainless steel Vola basin mixer.
- Anne Sacks tiling.
- Concealed storage with feature lighting.

Boot Room

- Floor to ceiling bespoke joinery shelving/storage for coats, boots, shoes and hats.
- Rough sawn oak shelving and bench with storage beneath.
- Feature lighting throughout.

Master Bedroom Suite

- Handwoven carpet.
- Rubelli fabric covered floor to ceiling headboard with bronze inlays and suspended American black walnut bedside tables.
- Floor to ceiling corner glazing with access onto Iroko decked balcony.
- Recessed TV.

Her En-suite Bathroom

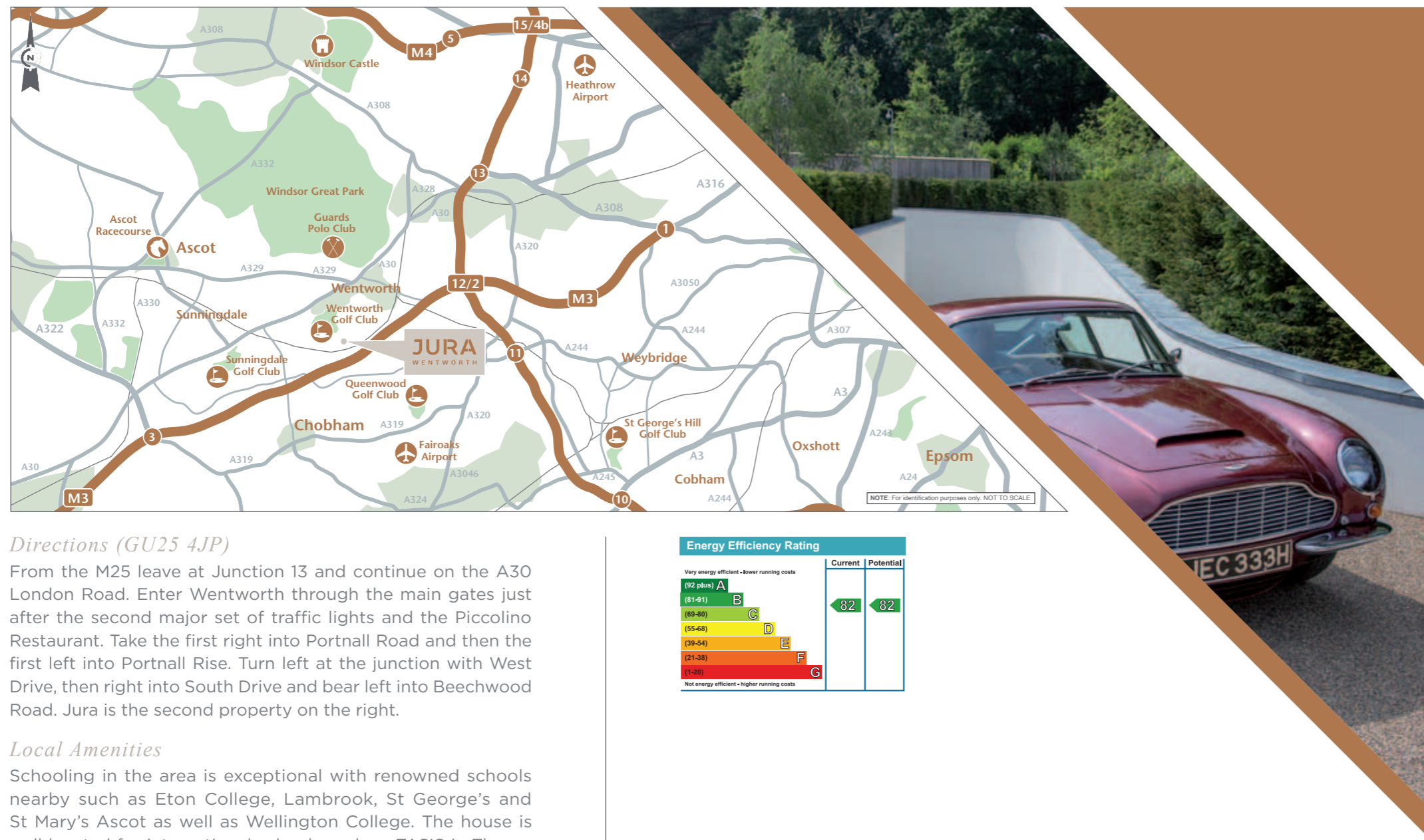
- Book matched Statuario marble floor and wall tiling throughout.
- Ashton and Bentley free standing bath with free standing Vola bath mixer.
- Falper integrated basin and vanity unit.
- Vola brassware throughout.
- Recessed mirror with feature LED lighting.
- 14 ft x 3 ft openable roof light.

His En-suite Bathroom

- Jura limestone floor and wall tiling throughout.
- Vola brassware throughout.
- Falper basin and vanity unit.
- Floor to ceiling glazed sliding window system accessing balcony with external floor mounted shower.

Guest Bedroom Suite

- Handwoven silk/velvet carpet on high quality underlay.
- Bespoke joinery headboard made from American black walnut with integrated lighting controls.
- Bespoke cedar lined joinery with recessed LED lighting.
- En-suite with bath and separate shower.
- Anne Sacks glass mosaic tiling.
- Slate tiling to floor and walls.



Directions (GU25 4JP)

From the M25 leave at Junction 13 and continue on the A30 London Road. Enter Wentworth through the main gates just after the second major set of traffic lights and the Piccolino Restaurant. Take the first right into Portnall Road and then the first left into Portnall Rise. Turn left at the junction with West Drive, then right into South Drive and bear left into Beechwood Road. Jura is the second property on the right.

Local Amenities

Schooling in the area is exceptional with renowned schools nearby such as Eton College, Lambrook, St George's and St Mary's Ascot as well as Wellington College. The house is well located for international schools such as TASIS in Thorpe and ACS International in Egham.

Fine dining can be enjoyed in a variety of bistros, brasseries and restaurants. The Waterside Inn and The Fat Duck at Bray are within close proximity along with Cowarth Park Hotel and of course the Wentworth Golf Club.

World class polo in the area is at the Guards Polo Club at Smith's Lawn, Windsor Great Park and the Royal County of Berkshire Polo Club, as well as Cowarth Park.

Other sporting activities include Royal Ascot nearby, a broad selection of first class golf courses, including Sunningdale as well as those on the Wentworth Estate itself.

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Particulars dated: August 2016. Photographs dated: June 2016.

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	82
(81-91) B	82
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	



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