



WEDGEWOOD ESTATES

Residential Sales & Lettings

Cobbetts, Abbots Drive, Virginia Water, Surrey, GU25

A magnificent, detached freehold family house benefiting from half an acre of south facing gardens. The property is flooded with natural light throughout and accommodation comprises a superb entrance hall, 2 reception rooms, a separate dining room, 9 bedrooms (8 ensuite), a family room, a study and a modern kitchen/breakfast room. Further benefits include a detached garage with a studio flat above, peaceful gardens, electric gates and a paved driveway.

Cobbetts is situated on the main island of the Wentworth Estate and is one of UK's most desirable residential areas. It is renowned for its excellent selection of schooling. Virginia Water train station provides direct access to London Waterloo in approximately 40 minutes.



ENTRANCE HALL : 2 RECEPTION ROOMS : DINING ROOM : STUDY :
KITCHEN/BREAKFAST : 9 BEDROOMS (8 ENSUITE) : FAMILY ROOM :
STUDIO FLAT ABOVE GARAGE : GARAGE : GARDEN : DRIVEWAY :
COUNCIL TAX BAND H : EPC RATING C

Asking Price £3,450,000

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SUBJECT TO CONTRACT

TERMS:

TENURE: Freehold

Asking Price £3,450,000

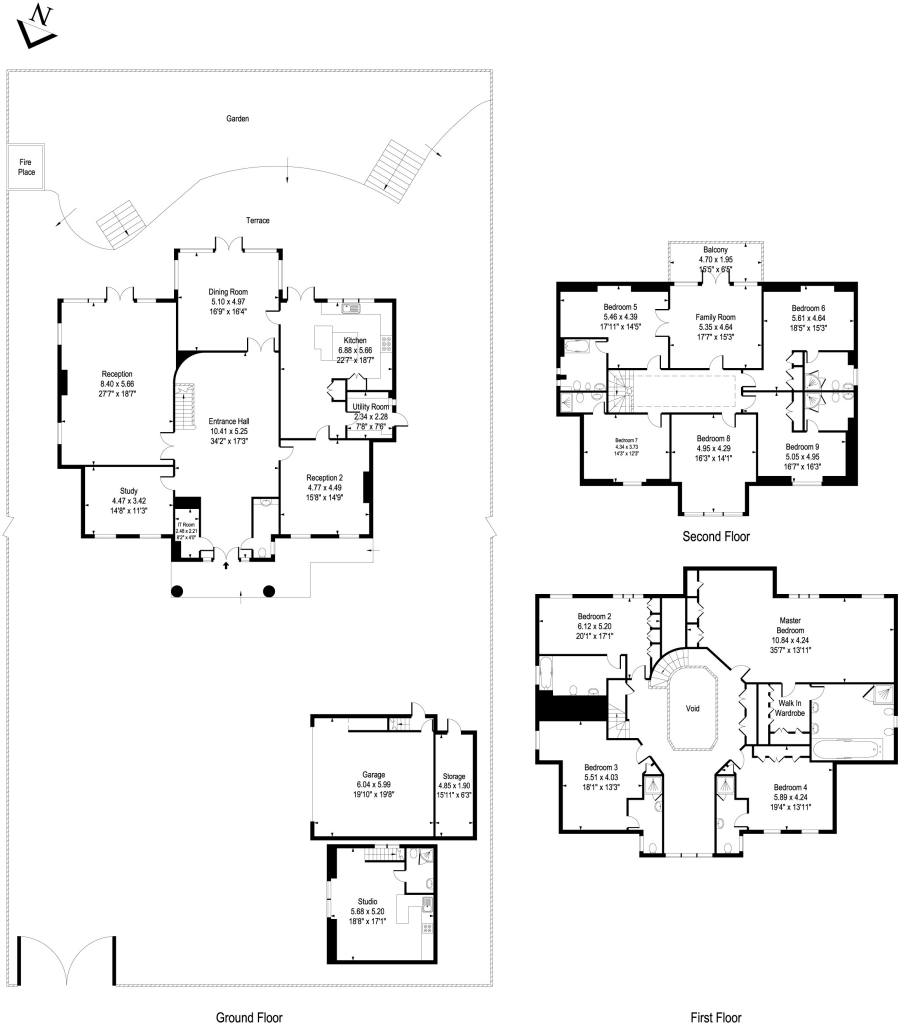
IMPORTANT NOTICE

Wedgewood Estates hereby give notice to anyone reading these particulars that :-

1. These particulars are prepared for the guidance only of prospective purchasers. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and NOT as a statement of fact.
2. The photograph(s) depict only certain parts of the property. It should not be assumed that any content/furnishings/furniture, etc., photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s).
3. Measurements are approximate and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey, nor tested the services, appliances and fittings.
4. Where there is a reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement, these matters must be verified by the prospective purchasers that any necessary planning or building regulations have been obtained.
5. With regard to the tenure and service charges of the property, in many instances we have to rely on information supplied to us by the vendor or main agent. Tenure and service charge details MUST therefore be verified by prospective purchasers or their solicitors prior to purchase.



1 Abbots Drive Wentworth Estate Virginia Water Surrey , GU25



Approx Gross Internal Area **7229 Sq Ft - 671.58 Sq M**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC		England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.