



KASUNGA

WENTWORTH DRIVE • VIRGINIA WATER



COCKERHAM
TELLWRIGHT



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A picturesque, private south west facing plot of over 1.5 acres with a planning consent for a replacement dwelling of just under 15,000 square feet.

The current planning consent includes:

- Proposed accommodation above ground comprises fabulous kitchen/breakfast/family room
 - drawing room/dining room
 - study
 - utility room
 - cloakroom
 - 6 bedroom suites, 4 of which above ground.
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- Lower ground floor comprises indoor swimming pool
 - plunge pool
 - steam and sauna
 - spa and gym
 - cinema
 - wine store
 - 2 bedroomed staff flat with kitchen and laundry room
 - 2 further guest bedroom suites and underground parking for several cars.

Planning consent from Wentworth Estate and Runnymede Borough Council, is arranged over three floors:

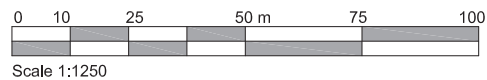
- Ground floor 3500 sq. ft.
- First floor 2141 sq. ft.
- Basement 9213 sq. ft.





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LOCATION PLAN
(1:1250)



DESCRIPTION

Kasunga is a very private, mature and relatively level plot situated on the main island of Wentworth within a short walk of the clubhouse across the 18th hole of the East course. The grounds comprise sizeable lawned areas surrounded by mature trees shrubs and hedging giving it total seclusion.

SITUATION

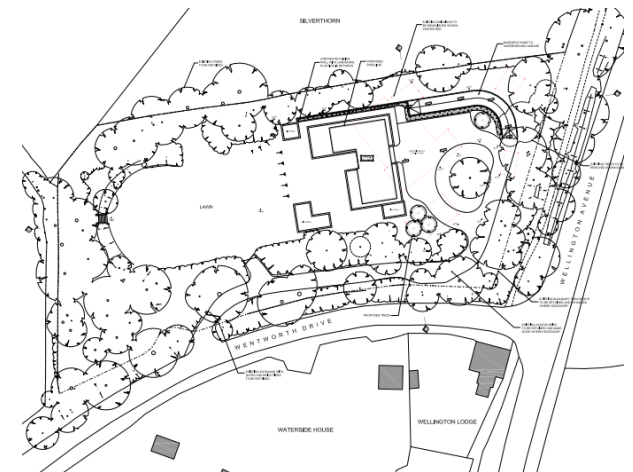
Kasunga forms part of the famous Wentworth golfing estate which amounts to approximately 1,750 acres comprising 3 x 18 hole golf courses, a recently renovated clubhouse steeped in tradition and a leisure complex with large indoor pool, gymnasium creche and restaurants as well as 10 all-weather tennis courts.

DISTANCES

Virginia Water village 1 mile. Sunningdale 2.5 miles. Windsor 6 miles. Heathrow airport 9 miles. Central London 26 miles. London Waterloo 50 minutes.

TRAVEL

Various junctions for the M25, M3 and M4 are within easy reach providing access to central London as well as the West country and both international airports Heathrow and Gatwick. There is also mainline railway stations with direct access to Waterloo at Ascot, Sunningdale, Virginia Water and Egham.



AMENITIES

Schooling: The choice for both girls and boys are exceptional. These include Sunningdale Prep, Hall Grove, Woodcote, Papplewick, Bishopsgate, St. John's Beaumont, St. George's, St. Mary's, ACS, Tasis, Eton and Wellington college.

Shopping: There are local shopping facilities in Virginia Water, Sunningdale and Ascot. More comprehensive facilities can be found nearby at Windsor, Camberley and Guildford.

Sporting Venues: Golf clubs include Wentworth, Sunningdale, Swinley and Foxhills country club. The Ascot racecourse is only a short distance away as well as Polo at the Guards club.

Outdoor activities: The Windsor Great Park, The Savill Garden and Chobham Common are popular venues for great country walks, cycling and horse riding.

POSTCODE

GU25 4QT

SERVICES

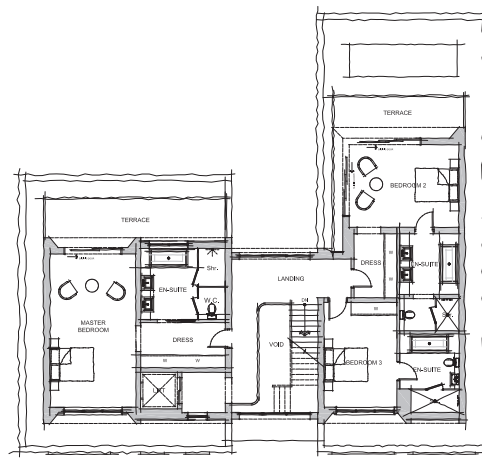
We are advised by our client that gas, electricity, water and drainage are all mains supplied.

LOCAL AUTHORITY

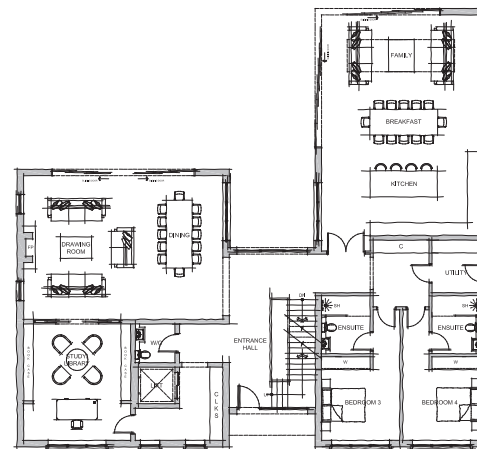
Runnymede Borough council Tel: 01932 838383

VIEWINGS

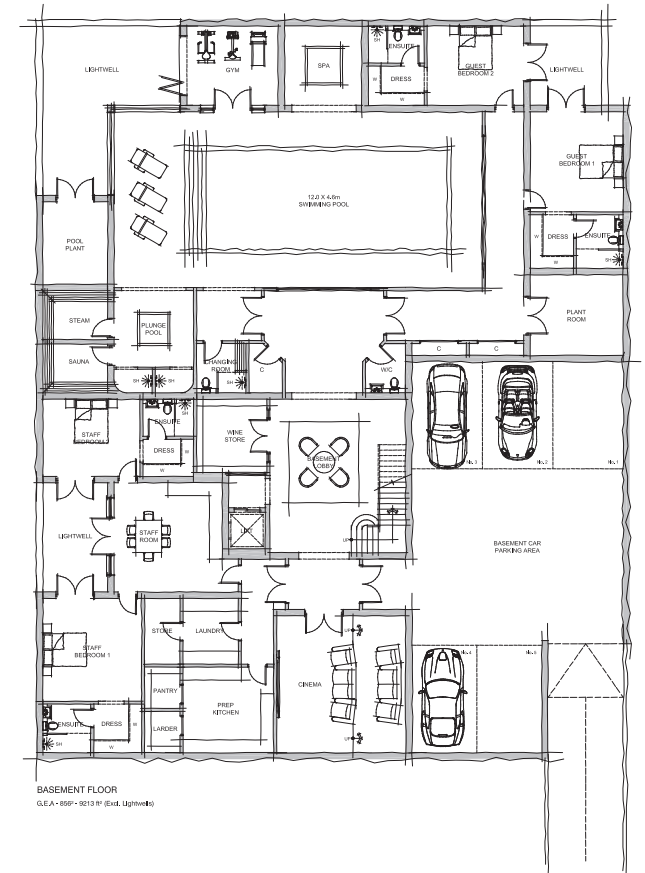
Strictly by appointment with the agent Cockerham and Tellwright.



FIRST FLOOR PLAN
G.E.A. 199 m² - 2141 ft²



GROUND FLOOR PLAN
G.E.A. 236 m² + 2528 ft²
TOTAL G.E.A. 435 m² + 4669 ft² (Excl. Basement)



BASEMENT FLOOR
G.E.A. 699 m² - 7513 ft² (Excl. Lightwells)

Floor plans of current consent.

DISCLAIMER: We have prepared these sales particulars as a general guide and they must not be relied upon as statement of fact. Floorplan measurements are approximate and are for guidance purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

CONTACT:

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