



# Cumberland House

Virginia Water, Surrey

CHARLIE FISHER

CUMBERLAND HOUSE, VIRGINIA WATER



# Details



An impressive detached family home  
Beautifully presented throughout  
5 bedrooms  
4 reception rooms  
4 bathrooms  
Attractive gardens opening onto parklands  
Close to the village of Virginia Water  
Bordering the Wentworth Estate

## PROPERTY PROFILE

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Built in 2014, Cumberland House is a stunning family home on Wellington Avenue, featuring a driveway for 2-3 cars and an electric car charging point.

Inside, the entrance hallway leads to a study, separate dining room, playroom or snug, and a spacious sitting room with French doors to the garden and a feature fireplace. The ground floor has underfloor heating, and the upper floors have gas-heated radiators.

The open-plan kitchen-breakfast room, filled with light from a roof lantern, includes Miele appliances, a wine fridge, coffee machine, range cooker, and a large island with a butler sink. Bi-folding doors open to the garden, perfect for entertaining. A utility room off the kitchen connects to the single garage.

Upstairs, the master suite offers a walk-in wardrobe and en suite bathroom with garden views. Bedroom 2 also has an en suite, while bedrooms 3 and 4 share a family bathroom. The second floor features a large guest bedroom with a walk-in wardrobe, en suite, and additional recreational space. The house includes ample eaves storage.

The easy-to-maintain rear garden, with mature trees and hedging for privacy, has an astroturf lawn and two patios, and backs directly onto King George V playing fields.

For more information contact  
Charlie Fisher, Managing Partner  
Fisher & Partners Sunningdale

# Location

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## THE NEIGHBOURHOOD

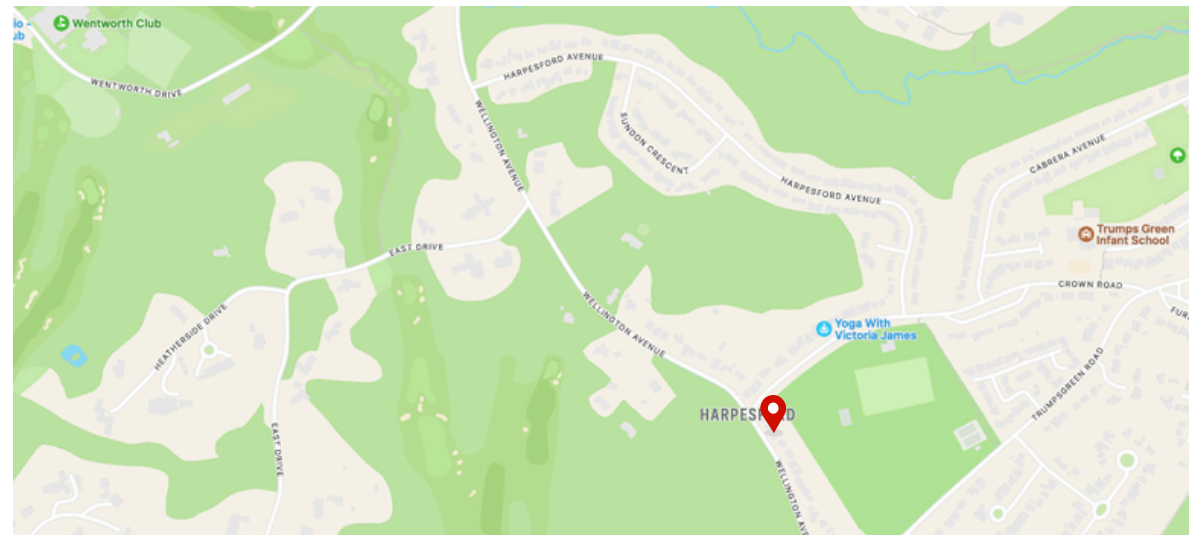
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Cumberland House, on Wellington Avenue, is just 120 yards from a woodland walk to Wentworth Golf Course and 1 mile from Virginia Water train station, with routes to London and Reading. It is also close to the M25 and M3.

Virginia Water, a residential suburb in Surrey, is known for the prestigious Wentworth Estate and Golf Club. The area offers greenery, shops, restaurants, and Virginia Water Lake in Windsor Great Park.

Local primary schools include Trumps Green Infant School, St. Ann's Heath Junior School, Saint Cuthbert's, Manor Mead School, Heathermount, and Bishopsgate Prep School. Secondary schools include ACS International Egham, Tasis American School, Sir William Perkins's, Salesian School, Chertsey High School, and Gordon's School.

Cumberland House  
Wellington Avenue  
Virginia Water  
Surrey  
GU25 4HU





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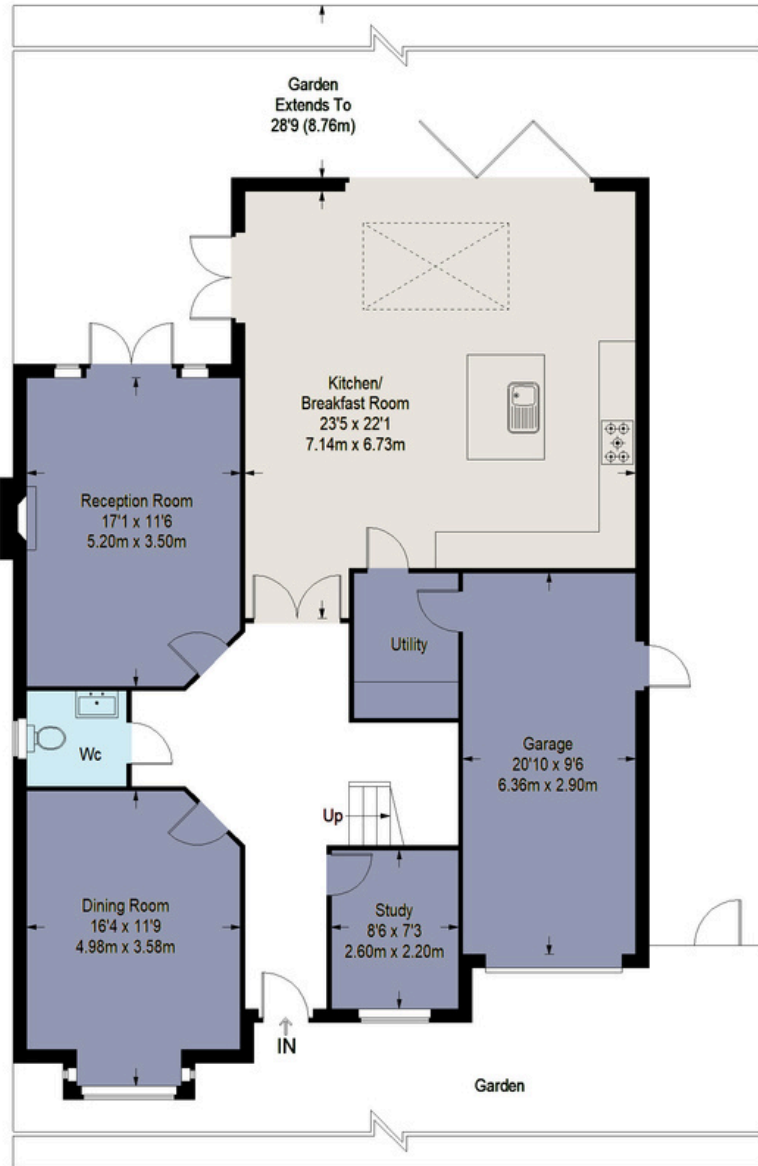


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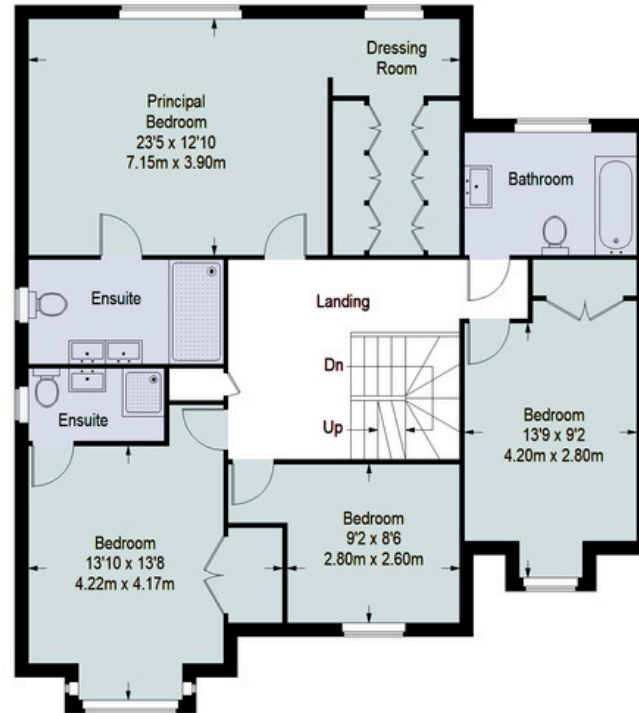
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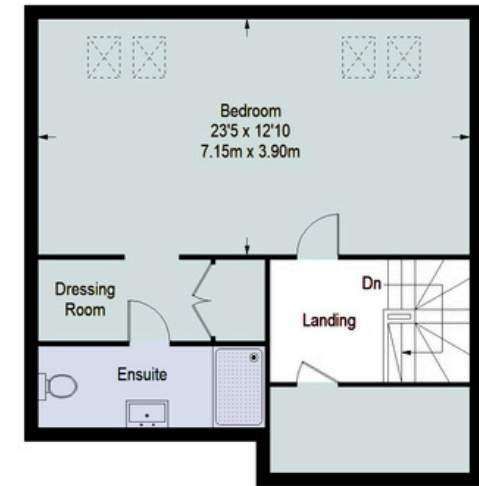
# Cumberland House



Ground Floor = 1466 sq ft



First Floor = 1032 sq ft



Second Floor = 550 sq ft

Approximate Gross Internal Area  
 GROUND FLOOR = 1466 sq ft / 136.19 sq m  
 FIRST FLOOR = 1032 sq ft / 95.87 sq m  
 SECOND FLOOR = 550 sq ft / 51.10 sq m  
 Total = 3048 sq ft / 283.16 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID357409)

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# Team



Charlie Fisher  
Managing Partner, Sunningdale Region

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