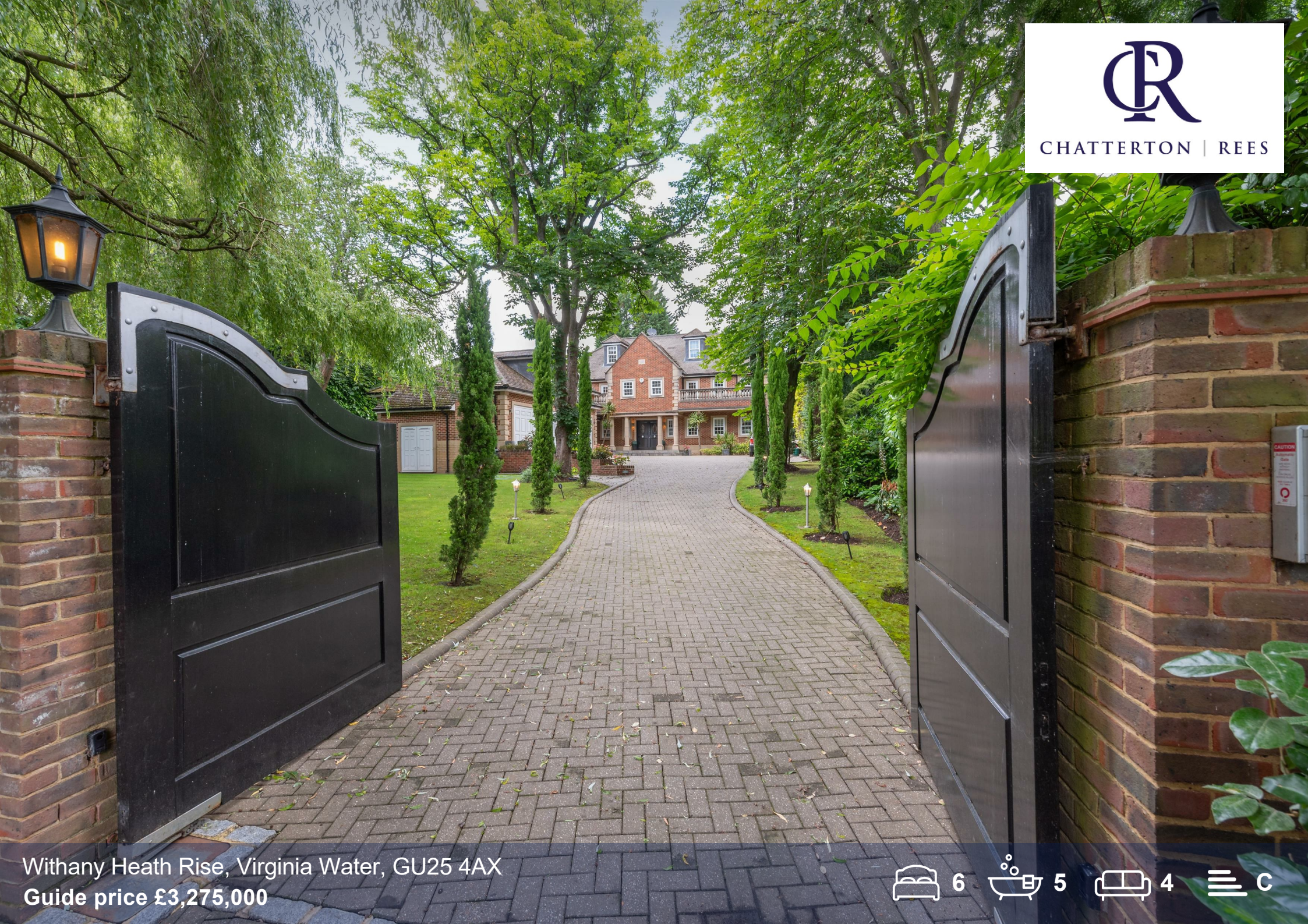




CHATTERTON | REES



Withany Heath Rise, Virginia Water, GU25 4AX
Guide price £3,275,000

6 5 4 C



Withany Heath Rise

Virginia Water, GU25 4AX

- Six Bedrooms
- Four Receptions
- Gated
- Driveway
- Five Bathrooms
- Deatched
- Triple Garage
- Wentworth Estate

A six bedroom, detached, gated home situation on the prestigious Wentworth Estate.

The entrance hall provides access to all main rooms and features underfloor heating on both the ground and first floors.

The modern kitchen/breakfast room includes a central island and opens into the conservatory/dining area with garden access. Other ground floor highlights include a drawing room with a fireplace, a utility room, a boot room, a cloakroom, a cinema room, and internal access to a triple garage.

Upstairs, the first floor features a principal bedroom with a dressing area and en suite bathroom, plus three additional bedrooms, each with en suite shower rooms. The second floor offers two more bedrooms and a shared family bathroom.

The property sits on a private, well-screened half-acre plot with landscaped gardens, a lawn, mature shrubs, and a patio for outdoor dining. A secure gated entrance leads to a large driveway with ample parking and access to the triple garage.

Situated in the Wentworth Estate, a short walk from the shopping parades of Virginia Water Village with its excellent range of day to day shops, restaurants and mainline railway station with a fast service of trains to London Waterloo in approximately 42 minutes. Sunningdale centre is also relatively close by (approximately 3 miles) with its Waitrose Supermarket and mainline railway station. For more extensive shopping facilities, the towns of Windsor, Guildford and Kingston are all close at hand. Junction 13 of the M25 is just 4 miles away giving access to London, Heathrow and the motorway network. Other than Wentworth Golf Course, country clubs abound in the area such as Sunningdale, Foxhills, Queenwood and the Royal Berkshire. Delightful walks can be enjoyed over Chobham Common, the local golf courses and around Virginia Water Lake.

EPC Rating C. Council Tax Band H.

Guide price £3,275,000



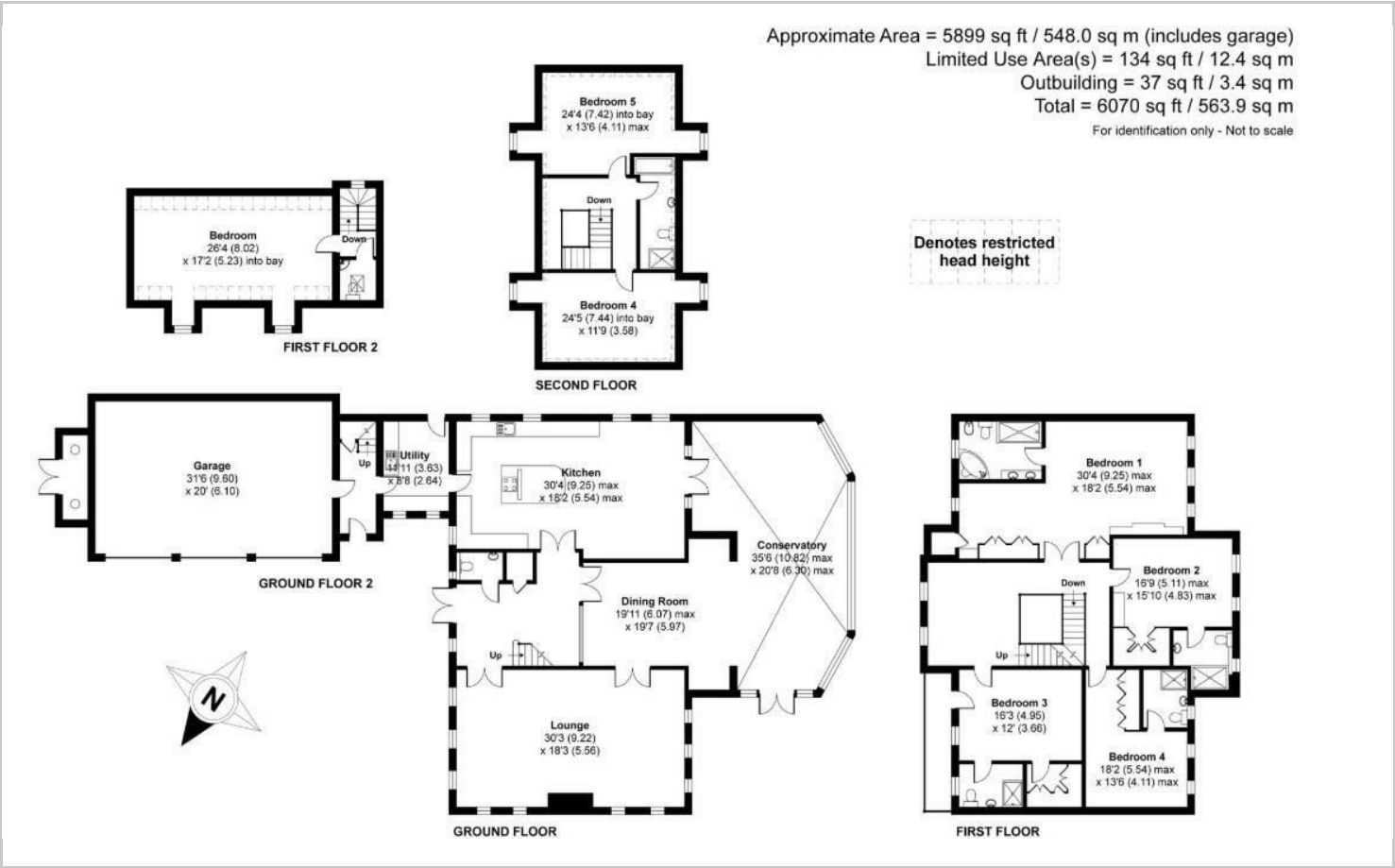


Directions

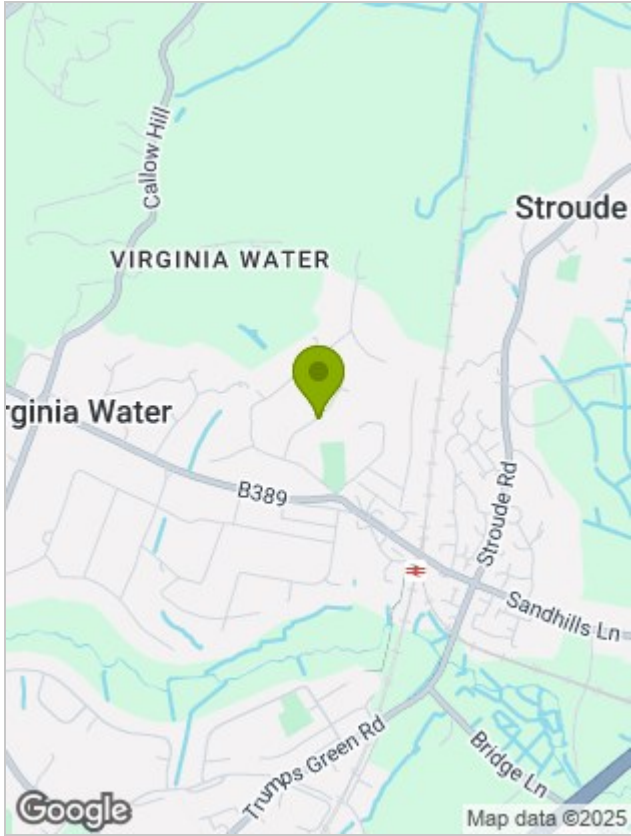




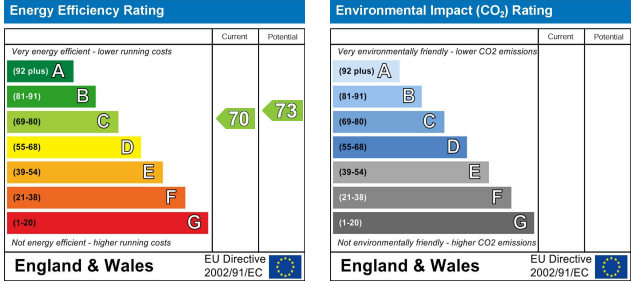
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Sunningdale Country Homes Office on 020 3780 0580 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.