



Fairfield House, Wentworth, Surrey

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# A wonderful mansion located on the **Wentworth Estate**.

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Ascot 4 miles. Windsor 6 miles. Central London 21 miles. Heathrow airport (T5) 9 miles. Distances approximate.

## Summary of accommodation

### Ground Floor

Grand entrance hall | Drawing room | Dining room | Study | Kitchen/  
Breakfast room | Family room | Orangery | Utility room

### First Floor

Master bedroom suite with sitting room, dressing room and en suite  
3 further bedroom suites to first floor

### Second Floor

2 bedrooms, two bath/shower rooms | Games room

### Gardens and Grounds

Triple garage with au pair/staff flat over.

Superb landscaped gardens with heated outdoor pool.

In all about 0.75 acre (0.3ha)



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## Situation

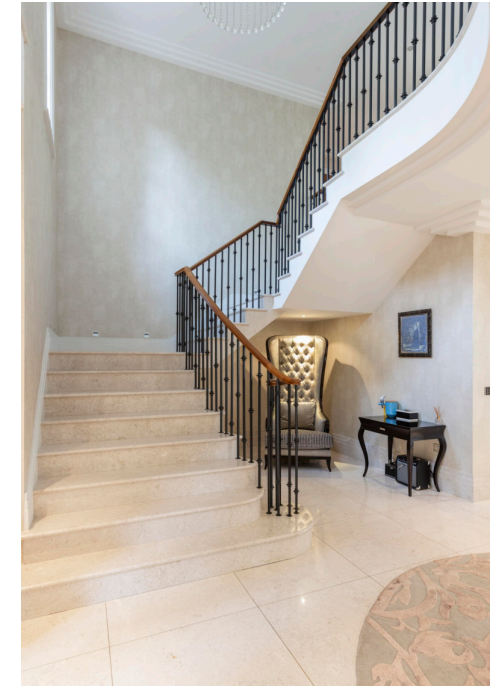
Located on the world-renowned Wentworth Estate, Fairfield House is within easy reach of Heathrow international airport, the M25, M3 and M4 motorways. Virginia Water railway station is within walking distance, the train journey into London Waterloo taking approximately 40 minutes.

The local area has an excellent range of restaurants and shops with the town of Windsor and its famous castle being approximately 15 minutes away. There are also several world-renowned independent schools including Eton and two international schools.

The 1,000 acre Windsor Great Park provides a fascinating royal landscape with beautiful woodland, abundant gardens and the stunning Virginia Water lake.







## Gardens and Grounds

0.75 an acre of fully landscaped south facing gardens backing onto woodlands. Double garage with remote controlled up and over doors. Bespoke wrought iron electric gates with with security video link to main house. Large entertaining patio. Gas, water and electric supply for outdoor pool if required.

Technical specification Under floor heating to lower ground, ground and first floor. Pre-wired for extensive CCTV stereo sound and Netstream. Comfort Cooling throughout. I-light mood lighting. State of the art alarm system. Door alarms on all external doors. Video entry system. Ipad touch controlling lighting, CCTV, sound system and TVs





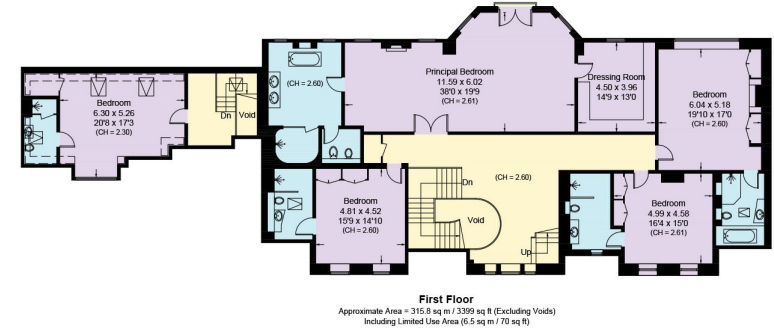
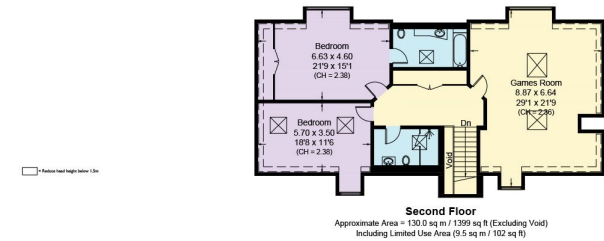
# Fairfield House, Nuns Walk, GU25

Approximate Area = 817.2 sq m / 8796 sq ft  
(Including Triple Garage / Excluding Voids)

Outbuildings = 28.0 sq m / 301 sq ft

Total = 845.2 sq m / 9097 sq ft

Including Limited Use Area (21.7 sq m / 233 sq ft)



Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated.  
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.



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