



Hollow Lane House, Virginia Water, Surrey





A beautiful Neo-Georgian **bespoke built mansion** located at the top of Gorse Hill Road, housing in excess of 12,000 sq ft of stunning accommodation and set in 2.70 acres.

Summary of accommodation

Ground Floor

Reception hall | Drawing room | Dining room | Family room | Kitchen/breakfast room | Study | WC

First Floor

Principal bedroom with adjoining bathroom, two dressing rooms and terrace | Four further bedroom suites

Basement

Swimming pool | Jacuzzi | Steam room | Sauna | Gym | Changing facilities | Cinema room | Kids playroom | Basement garage | Car lift | Staff apartment with living/kitchen area, bedroom and bathroom

Outbuildings

Garage

In all about 2.70 acres

Distances

Virginia Water train station 0.8 miles, Sunningdale 3.8 miles, Heathrow Airport 9 miles, Farnborough Airport 17 miles, Mayfair 26 miles
(All distance are approximate)



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The property

With a wide range of diverse facilities including swimming pool, spa complex, tennis court, adventure playground and an indoor climbing wall within the children's personal playroom area – the property is a family paradise. Further entertainment can also be found in the custom-fitted cinema room and for car enthusiasts, there is a prestige car lift giving access to a temperature-regulated basement garage.

The property sits upon the crest of the hill, pride of place at the top of Gorse Hill Road overlooking a superb plot of 2.69 acres and enjoying one-off, first-class views of London. Obviously approached through secure electric gates, the property guarantees total privacy from neighbours and the connecting private road. Entry to the house is via an impressive tree-lined driveway leading through to the residents parking and double garage, to the side of which sits the prestige car lift and access to the staff apartment via a lower staircase. Surrounding the property is a spectacular raised terrace, as well as an orchard, market garden, lower-level tennis court, formal lawn and mature private woodland. The house also boasts a purpose-built children's treehouse, with connecting zip line and rope bridge complex.





Entering the property, there are four main reception rooms and a kitchen, accessed directly from the vast entrance hall on the ground floor. The hall is dual aspect and dual height, with French doors to the terrace, a bespoke winding staircase and inscribed glass panel looking down into the basement.

The first floor is home to five bedrooms, all with en suite bathrooms, and a large principal suite complete with his and hers walk-in closets and a private terrace, which enjoys the beautiful views unique to Hollow Lane House.

The basement houses a full spa facility – containing a swimming pool, jacuzzi, steam room, sauna and gym. Complemented by a cinema room, kids playroom, basement garage, car lift and a staff apartment. All the aspects a modern family complex could possibly require.

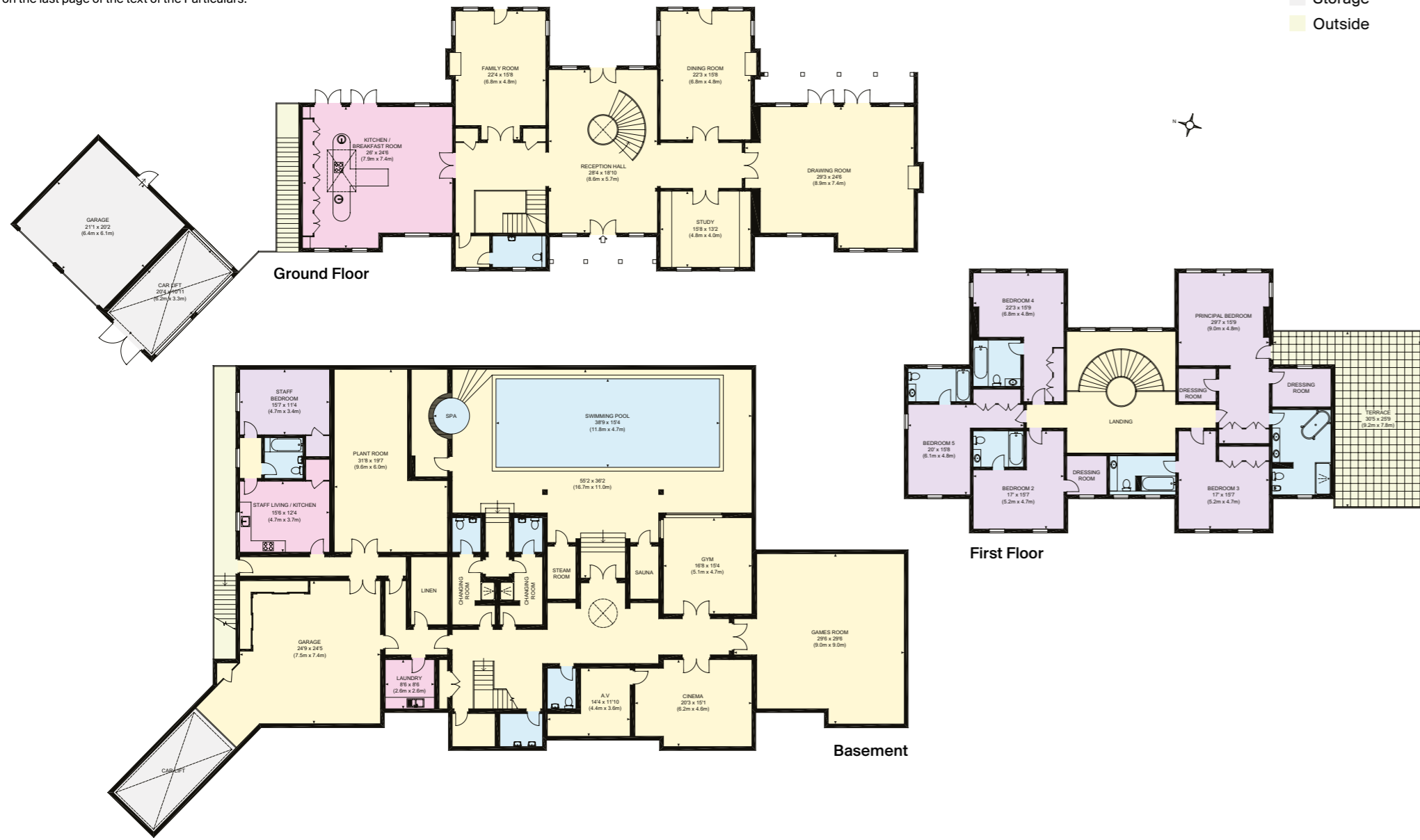


Approximate Gross Internal Floor Area

12158 sq ft / 1129.6 sq m

Outbuildings: 662 sq ft / 61.5 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

Location

Home of two world class gold courses and host of the BMW PGA Championships, the Wentworth Estate is one of Europe's premier residential areas covering approximately 3 square miles of the Crown Estate in Virginia Water, centred around the Wentworth Club. Usually, homes on the Wentworth Estate are built on plots of approximately 1 acre (as per the original designs of WG Tarrant) – however, over time, occasional larger plots have been created. Hollow Lane House is one of those rare opportunities. The location is also ideal for world class schooling, conveniently close to the likes of Eton College, Wellington College and Lambrook School.

Property information

- Tenure:** Freehold
- Local Authority:** Runnymede Borough Council
- Council Tax:** Band H
- EPC Rating:** C
- Guide Price:** £8,950,000



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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