



# HIGH TIMBERS

Wentworth, Surrey







# A SPACIOUS, WELL-PRESENTED FAMILY HOME LOCATED ON THE WENTWORTH ESTATE

## Summary of accommodation

Entrance hall | Drawing room | Dining room | Sitting room | Study | Kitchen/breakfast room  
Utility | Gymnasium | WC

Principal bedroom suite | Three further bedrooms | Family bathroom

Double garage | Studio

Local Authority: Runnymede Borough Council

Council Tax band: H

Tenure: Freehold

EPC: D







## HIGH TIMBERS

High Timbers is a charming and superb family home situated within the renowned Wentworth Estate. Originally built in the 1950's, the property has recently been subjected to significant refurbishment including all new bathrooms, home automation and entrance gates, whilst keeping some of the original features.

The family home is completed to a high standard throughout and includes underfloor heating, a bespoke Mark Wilkinson fitted kitchen with Brazilian Golden Queen worktops, and open plan living space leading onto the garden.

On the first floor there are four bedrooms with the principal en suite and a family bathroom. The house is set back from the road behind electric entrance gates and has a driveway offering parking and access to the double garage.









To the rear, the house is well screened and offers high degrees of privacy with mature and well-tended borders surrounding an extensive area of level lawn. There is also a large patio area/sun terrace running the length of the property offering excellent entertaining space.

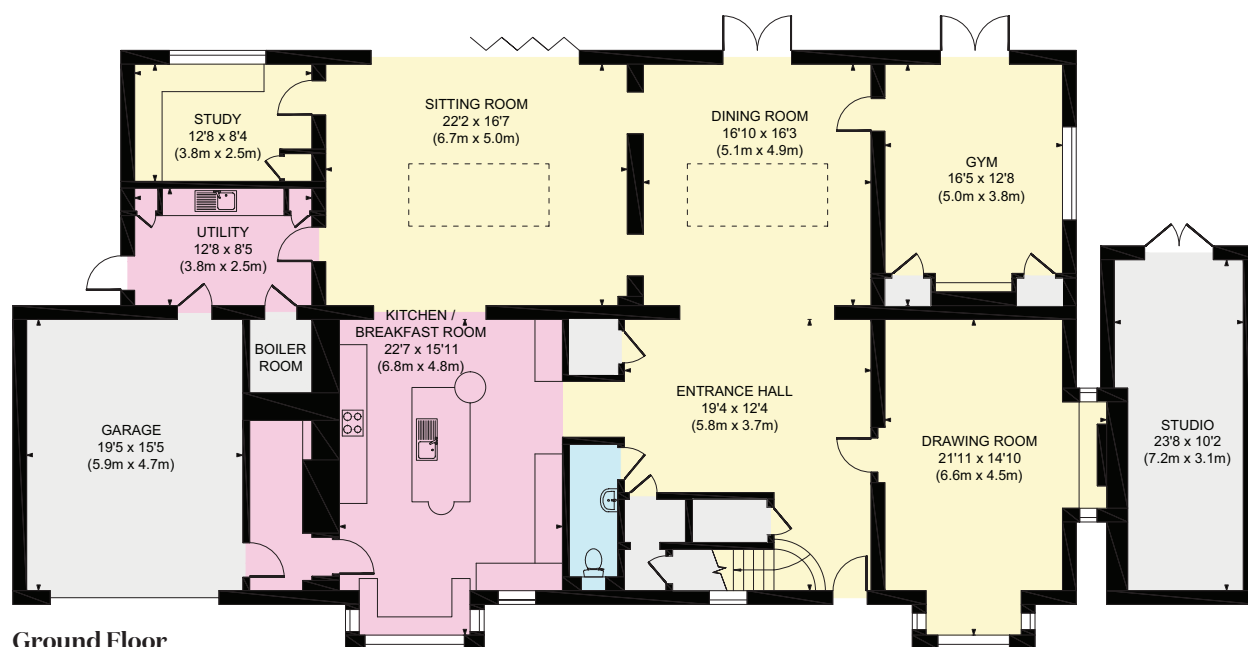
## LOCATION

The M25, M4 and A3 are within easy driving distance, as are Heathrow and Gatwick airports. Sunningdale and Windsor are located nearby with a wide range of shops, boutiques, restaurants and recreational facilities. Schooling in the area is exceptional with many renowned private schools such as Eton College, Papplewick, Lambrook, Upton House, Bishopsgate and St John’s Beaumont. There are also two highly regarded international schools, ACS and TASIS. Virginia Water station 0.5 miles, M3 3 miles, Ascot 3.5 miles, M4 (J4b) 7 miles, M25 (J13) 8 miles, Heathrow Airport (T5) 9 miles, Central London 28 miles. (All distances are approximate).





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



Approximate Gross Internal Area  
 Main House 3625 sq. ft / 336.84 sq. m  
 Garage 299 sq. ft / 27.83 sq. m  
 Total 3924 sq. ft / 364.67 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.



I would be delighted  
to tell you more.

**Edward Shaw**

01344 293140

edward.shaw@knightfrank.com

**Knight Frank Ascot & Virginia Water**

59 High Street, Ascot

SL5 7HP

knightfrank.co.uk

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