





A STUNNINGLY RENOVATED FAMILY HOME

with air conditioning on the prestigious Wentworth Estate.



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EPC

B

Local Authority: Runnymede Borough Council

Council Tax band: G

Tenure: Freehold

Guide Price: £2,650,000



32 TROTSWORTH AVENUE

Number 32 is a striking 4-5 bedroom detached home offering privacy and an impressive footprint of nearly 3,500 square feet spread across two spacious floors. The home blends a classic New Hampton-style façade at the front, while the rear reveals a sleek, contemporary design.

An energy-efficient property with ample integrated storage, parking for up to four vehicles, air-conditioning and underfloor heating throughout. There are solid concrete floors, Sonos speakers and a full security system.

Entering the reception hall, there is a multi-purpose room to one side - ideal for a home office, playroom, or snug - and a beautifully appointed formal drawing room to the other. This elegant space is anchored by a fully bespoke gas fireplace with a refined marble surround.







LOCATED ON THE PRIVATE GATED WENTWORTH ESTATE

To the rear of the property lies a main living area - an impressively proportioned space designed for relaxed family living and stylish entertaining. At its heart is a stunning open-plan kitchen, dining, and snug area that exudes warmth and character.

The bespoke kitchen has a farmhouse-inspired design, with a central island, a premium Falcon range cooker, an under-counter wine cooler and a generous larder. A beautifully crafted burred oak mantle adds a distinctive touch. The laundry/boot room has separate side access.

Flooded with natural light, the living space flows through bi-fold doors onto a beautifully landscaped contemporary garden, complete with a stylish patio and sun deck. Tucked in the private garden is a separate studio. Perfect as a guest suite, home office, or creative retreat, it has its own en-suite.

The first floor has plenty of natural sunlight through a feature skylight and four large en-suite bedrooms. All bedrooms have a bespoke range of fitted wardrobes featuring PIR LED lighting. The primary bedroom also benefits from a Juliet balcony and contemporary ensuite bathroom with double vanity unit and 2 velux windows.







LOCATION

Situated on the prestigious Wentworth Estate which has three world-class golf courses, brand new golf academy and the Wentworth Club with swimming pools, restaurants along with tennis, health and leisure club. Other attractions include racing at Ascot and Windsor, polo at Smiths Lawn, Windsor Castle, Legoland, Virginia Water Lake and Savill Gardens.

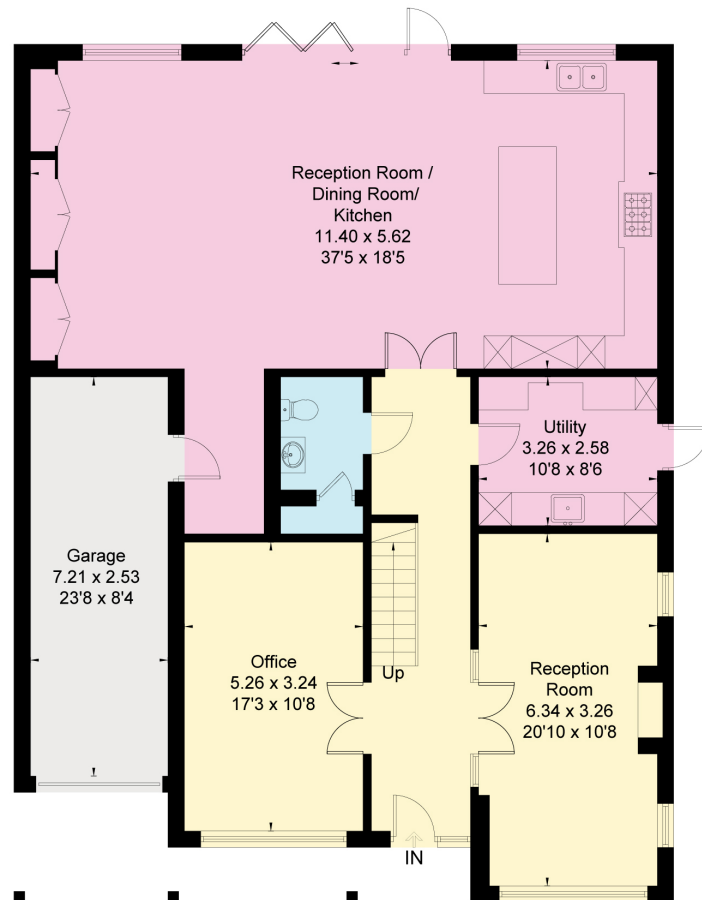
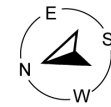
Connections to London and the airports are excellent due to the convenient proximity of the M25, as well as having a mainline station to Waterloo.

Schooling is exceptional with many renowned private schools such as Lambrook, Eton College, Papplewick, Brigdine, Upton House, Bishopsgate, St George's and St John's Beaumont. There are two international schools, ACS in Egham and TASIS in Thorpe.



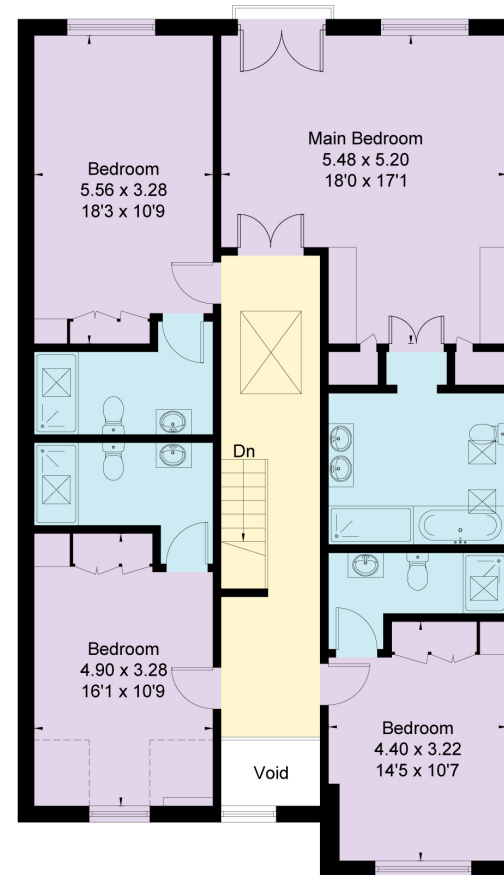


Approximate Floor Area = 281.5 sq m / 3030 sq ft
 Outbuilding = 24.9 sq m / 268 sq ft
 Total = 306.4 sq m / 3298 sq ft

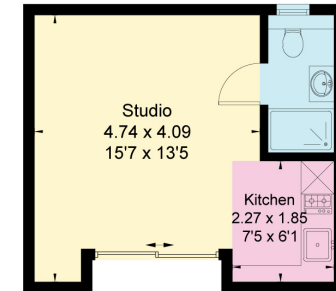


Ground Floor

Reduced head height below 1.5m



First Floor



(Not Shown In Actual Location / Orientation)
 Outbuilding (Ground Floor)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #97279

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. (ID767266)



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