



ATTEN HOUSE
WENTWORTH

BUCKINGHAMS



Atten House

Abbots Drive • Wentworth • Surrey • GU25 4SE

£4,350,000 Freehold

A highly attractive family home constructed by Octagon Developments Ltd offering impressive well proportioned accommodation in mature, secluded gardens of over three quarters of an acre enjoying a Westerly aspect to the rear.

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|---|--|
| • SUPERB FAMILY HOME | • 6 BEDROOMS, INCLUDING ONE BEDROOM ANNEXE |
| • TRANQUIL MATURE PLOT OF 0.87 ACRES | • 7 RECEPTION ROOMS |
| • AMPLE POTENTIAL TO FURTHER EXTEND | • COUNCIL TAX BAND H, ALL MAINS SERVICES |
| • APPROACHING 6,000 SQ FT OVER 2 FLOORS | • PRESTIGIOUS LOCATION ON THE WENTWORTH ESTATE |

WIDE RECEPTION HALL • CLOAKROOM • LARGE FITTED STUDY • DRAWING ROOM WITH DOUBLE DOORS TO REAR GARDEN • DINING ROOM OPEN TO ORANGERY OVERLOOKING THE GARDEN • VERY SPACIOUS KITCHEN/BREAKFAST ROOM WITH WIDE DOUBLE DOORS TO IMPRESSIVE FAMILY ROOM WHICH HAS DOUBLE DOORS TO THE REAR GARDEN • PLAY/TV ROOM • UTILITY ROOM • SUPERB MASTER BEDROOM SUITE INCLUDING DRESSING ROOM • FOUR FURTHER BEDROOMS (TWO EN-SUITE) • FAMILY BATHROOM • ATTACHED TRIPLE GARAGE WITH SELF-CONTAINED ANNEXE OVER INCORPORATING LIVING AREA, KITCHENETTE & BEDROOM SIX WITH FULL EN-SUITE BATHROOM • EXCELLENT DRIVEWAY PARKING • SECURITY ENTRANCE GATES •

Description

Constructed by renowned developers Octagon, Atten House has been thoughtfully designed to provide well planned and versatile living accommodation. Set in a generous plot of over three quarters of an acre, the property benefits from a private and mature westerly facing rear garden.

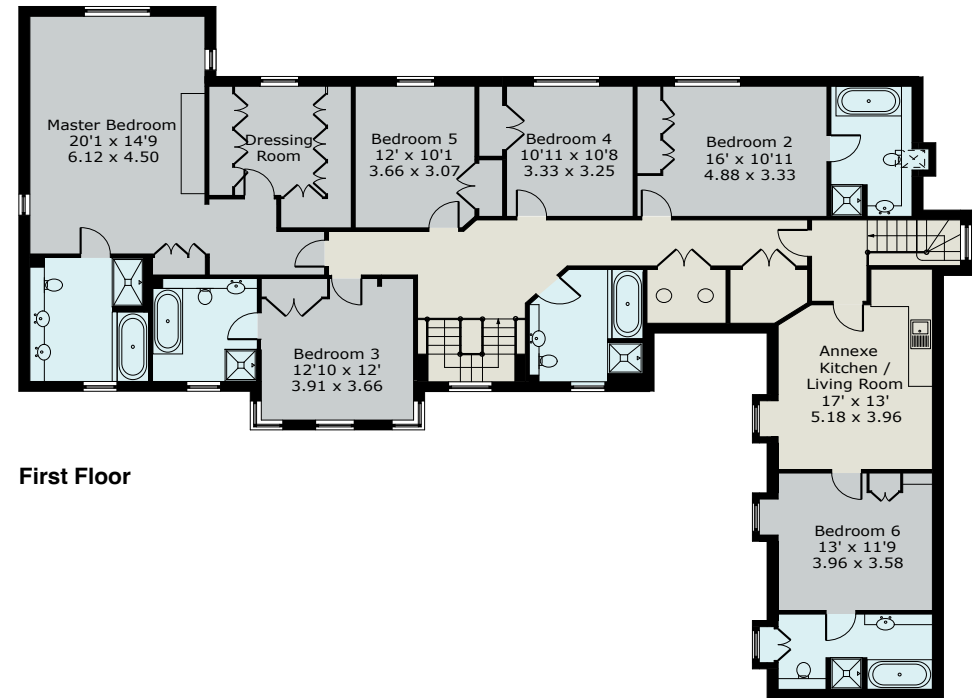
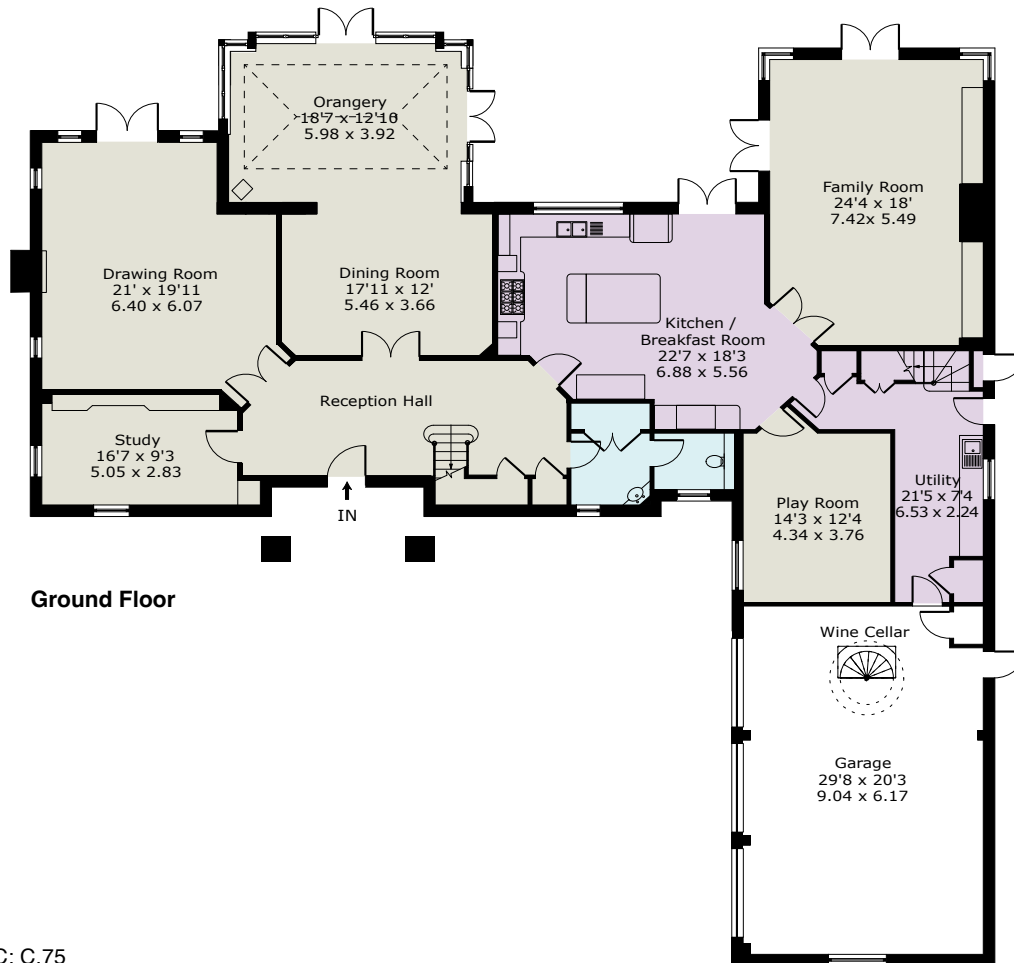
Abbots Drive is a favoured road within this part of the Wentworth Estate being only a short walk from the centre of Virginia Water village which has a good selection of shops & restaurants plus mainline railway station serving London Waterloo in approximately 45 minutes. Heathrow Airport is about 9 miles distant and Central London 22 miles away.

Directions

From our offices in Station Approach, Virginia Water, turn left onto Christchurch Road, take the second turning left into Virginia Drive and then the first right turn into Abbots Drive. After negotiating the left hand bend Atten House will be found a short way along on the right hand side.



Approximate Gross Internal Floor Area :	
Ground Floor	309.08 sq m / 3327 sq ft
First Floor	218.51 sq m / 2352 sq ft
Wine Cellar	1.5 sq m / 16 sq ft
Total	529.09 sq m / 5,695 sq ft



EPC: C.75

THE WENTWORTH ROAD RATE FOR 2025 IS £1,474.69

Important Notice

These particulars and measurements are believed to be correct but their accuracy is not guaranteed by the Vendor or Vendor's Agents and they do not constitute any part of a contract. It is not our Company Policy to test services and domestic appliances so we cannot verify that they are in working order. The buyer is advised to obtain verification from their Solicitor or Surveyor.

Ref: AHB010104253 HPI ©2025 Not to Scale. Any Areas, measurements or distances given are maximum and approximate only, no decisions without checking should be made when reliant upon them.

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