



GUILDERS
WENTWORTH ESTATE

BUCKINGHAM



Guilders

Morella Close • Virginia Water • Surrey • GU25 4AT

£1,850,000 Freehold

A spacious character home enjoying superb, private & mature gardens and providing ample scope for enlargement set in an excellent location on the edge of the Wentworth Estate, just a short walk to the village centre.

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| • INDIVIDUAL CHARACTER DETACHED HOME | • PRIVATE MATURE GARDENS, 0.36 ACRE PLOT |
| • POTENTIAL FOR EXTENSION/DEVELOPMENT | • FOUR DOUBLE BEDROOMS, SUPERB LIVING SPACE |
| • LONDON WATERLOO FROM 42 MINS | • SUPERB EDGE OF WENTWORTH ESTATE LOCATION |
| • COUNCIL TAX BAND G, ALL MAINS SERVICES | • WALK TO SHOPS, RESTAURANTS & RAIL STATION |

RECEPTION HALL • CLOAKROOM • DRAWING ROOM • DINING ROOM • KITCHEN/
FAMILY ROOM • UTILITY ROOM • MASTER BEDROOM WITH DRESSING ROOM & EN
SUITE SHOWER ROOM • THREE FURTHER DOUBLE BEDROOMS • FAMILY BATHROOM •
SEPARATE WC • DRIVEWAY TO INTEGRAL DOUBLE GARAGE • LARGE MATURE GARDEN

Description

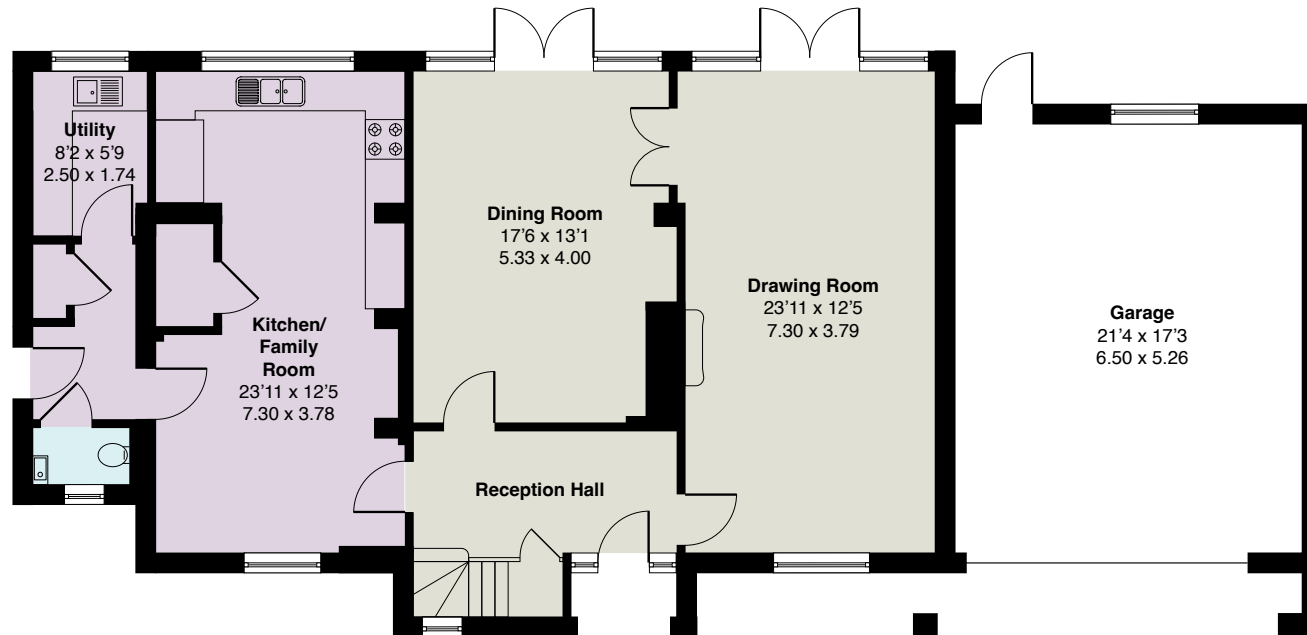
Guilders is in our opinion a superb & very rare opportunity which would be ideal for a wide variety of purchasers; a spacious four double bedroom detached home of character enjoying an excellent plot in excess of a third of an acre, many buyers could find the current accommodation perfect however subject to the relevant consents one could greatly extend the existing accommodation or even replace with a new home.

The location is also outstanding - being in a quiet close accessed via a Wentworth Estate private road the surroundings are second to none plus one is only a short walk to Virginia Water village shops, restaurants & rail station. This property is a 'must see'.

Directions

From our offices on Station Approach, Virginia Water turn right onto Christchurch Road, take the first left turn into Gorse Hill Lane and turn immediately left again into Gorse Hill Road; pass through the Wentworth Estate barrier and follow the road straight ahead then turn left into Morella Close, where Guilders will be found a short way down on the right hand side.

Approximate Gross Internal Floor Area :
 Ground Floor 136.28 sq m / 1467 sq ft
 First Floor 98.03 sq m / 1055 sq ft
Total 234.31 sq m / 2522 sq ft



EPC: D61.
 Council Tax Band G
 ALL MAINS SERVICES

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: GB011211253 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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