






{ HEATH RISE, VIRGINIA WATER GU25
£9,000 PER MONTH AVAILABLE 09/05/2025

Hamptons
THE HOME EXPERTS

{ THE PARTICULARS

Heath Rise, Virginia Water GU25

£9,000 Per Month
Furnished

 6 Bedrooms
 5 Bathrooms
 3 Receptions

Features

- Detached, - Six bedrooms, - 6000Sqf, -
Gated, - Garden, - Triple Garage, - Council
tax band H

Council Tax

Council Tax Band H

Hamptons
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{ A SUPERB SIX BEDROOM DETACHED RESIDENCE IN VIRGINIA WATER

The Property

A superb six bedroom detached residence situated on the world renowned Wentworth Estate. This wonderful family home boasts over 6100 Sq Ft of internal accommodation arranged over three floors. Upon entering the home you are greeted by a grand entrance hall that provides access to a vast drawing room to the right, a large fully integrated kitchen/breakfast room to the left and a dining room leading to a family room/conservatory straight ahead. On the first floor there is gorgeous galleried landing along with a principal bedroom complete with dressing area, en-suite bathroom with separate shower and a private balcony as well as three further well proportioned en-suite bedrooms with one benefiting from a private balcony. Additionally there is a spacious games room with toilet which could be utilised as a gym/cinema room. The top floor hosts two further large double bedrooms with a modern family bathroom. The home further benefits from a utility room, downstairs W.C and ample storage space throughout.

Outside

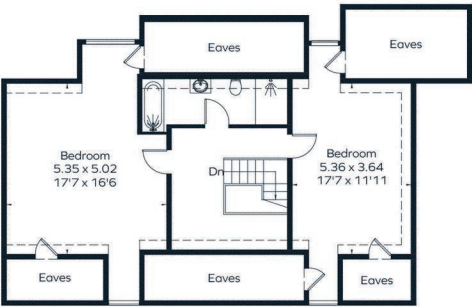
Outside you will find a triple garage and private landscaped gardens, all accessed via secure electric gates to the front of the large sweeping driveway.

Location

Withany is set on the prestigious Wentworth Estate which has three 18 hole championship golf courses, a nine hole executive course and the Wentworth Club complete with swimming pool, restaurants, tennis club

and health and leisure centre. Virginia Water offers a great selection of amenities which is further complemented by neighbouring areas such as Ascot and Windsor where you will find a selection of restaurants, coffee shops and boutique outlets. The area is also moments from some of the finest restaurants on offer with Coworth Park (Ascot) as well as The Fat Duck and The Waterside Inn, both boasting Michelin stars. A number of equestrian facilities are also in the vicinity including Ascot and Windsor racecourses. Schooling options are superb with a wide choice of renowned independent schools such as Eton College, Wellington College, St George's and St Mary's in Ascot and Papplewick. The popular ACS Egham provides an international option. A frequent service from Virginia Water station into London Waterloo provides commuters with a fantastic route into the city. Alternatively by road there is the M3, M4 and M25 providing excellent links into London. Heathrow Airport is circa seven miles away with private jet facilities on offer at Farnborough Airport.

Approximate Area = 610.5 sq m / 6571 sq ft
(Including Garage / Eaves)



Second Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 326434

For Clarification
We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

