



Rondane, West Drive,
Wentworth Estate



Prime and unique opportunity to build on the renowned Wentworth Estate

This south facing plot has recently received planning consent from Runnymede Borough Council under reference RU.23/1522 for the construction of a brand-new house of 13,001 square feet on a mature one-acre plot accessed from the famous West Drive on the world-renowned Wentworth Estate.

The boundaries of the site are surrounded by mature trees affording tremendous privacy, situated on the edge of the Wentworth Estate nearby of The Wentworth Club itself which features three 18-hole golf courses including the iconic West Course, home to the BMW PGA Championship.



The Area

Offering the best of both worlds, the estate provides residents with a serene countryside retreat while being just a stone's throw from the vibrant heart of London.

Nestled in the heart of leafy Surrey and the neighbouring county of Berkshire, the area is renowned for its high standard of education, boasting the highest concentration of esteemed boys' and girls' schools across the UK, providing residents with unparalleled schooling options including Eton, TASIS and ACS Egham.

This area is famous for its horse racing at Ascot and Windsor. Polo can also be enjoyed at the nearby Royal County of Berkshire Polo Club, and Guards Polo Club. Additionally, golf enthusiasts will find excellent courses at Foxhills, Sunningdale, and The Berkshire clubs.



The Estate

Considered one of the UK's most exclusive and desirable addresses, the Wentworth Estate features an impressive array of prestigious properties set within stunning private parkland spanning 7 square kilometers. Its gated entrances, equipped with number plate recognition and 24-hour security, ensure that residents enjoy privacy and peace of mind.

Situated within the Wentworth Estate, the renowned Wentworth Club is considered one of the world's finest golf and country clubs. This iconic club offers three championship golf courses, a tennis and health club, a spa, a gym and studio, indoor, outdoor, and children's pools, as well as extensive dining options, including a cocktail bar, lounges, terraces, private dining rooms, and a ballroom.



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Lower Ground Floor

Basement excl. parking GIA:
5,788 sq.ft

Basement incl. parking GIA:
7,535 sq.ft

Ground Floor

Ground floor GIA:
3,327 sq.ft

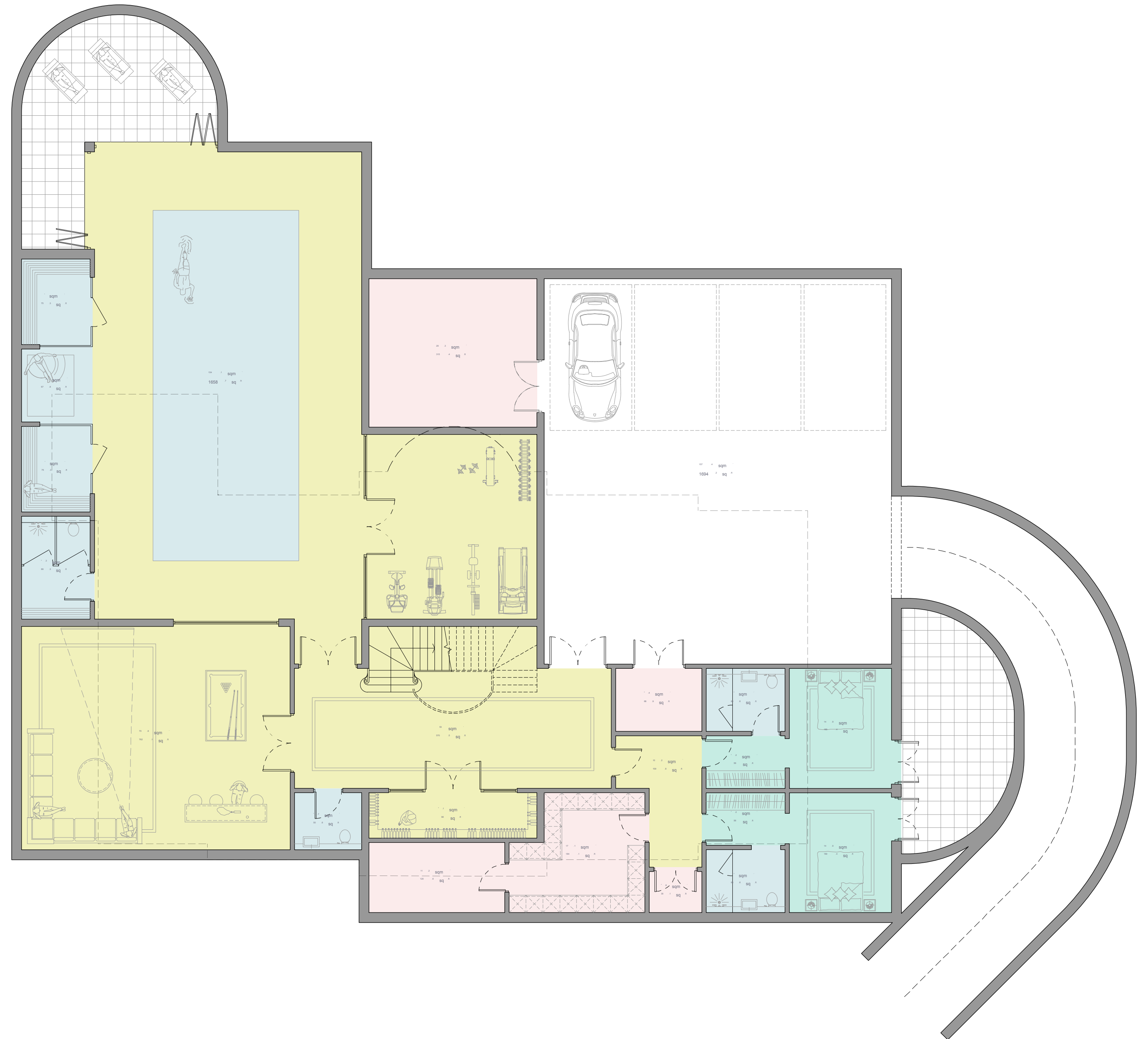
First Floor

First floor GIA:
2,139 sq.ft

Total GIA

Total excl. basement parking:
11,253 sq.ft

Total incl. basement parking:
13,001 sq.ft



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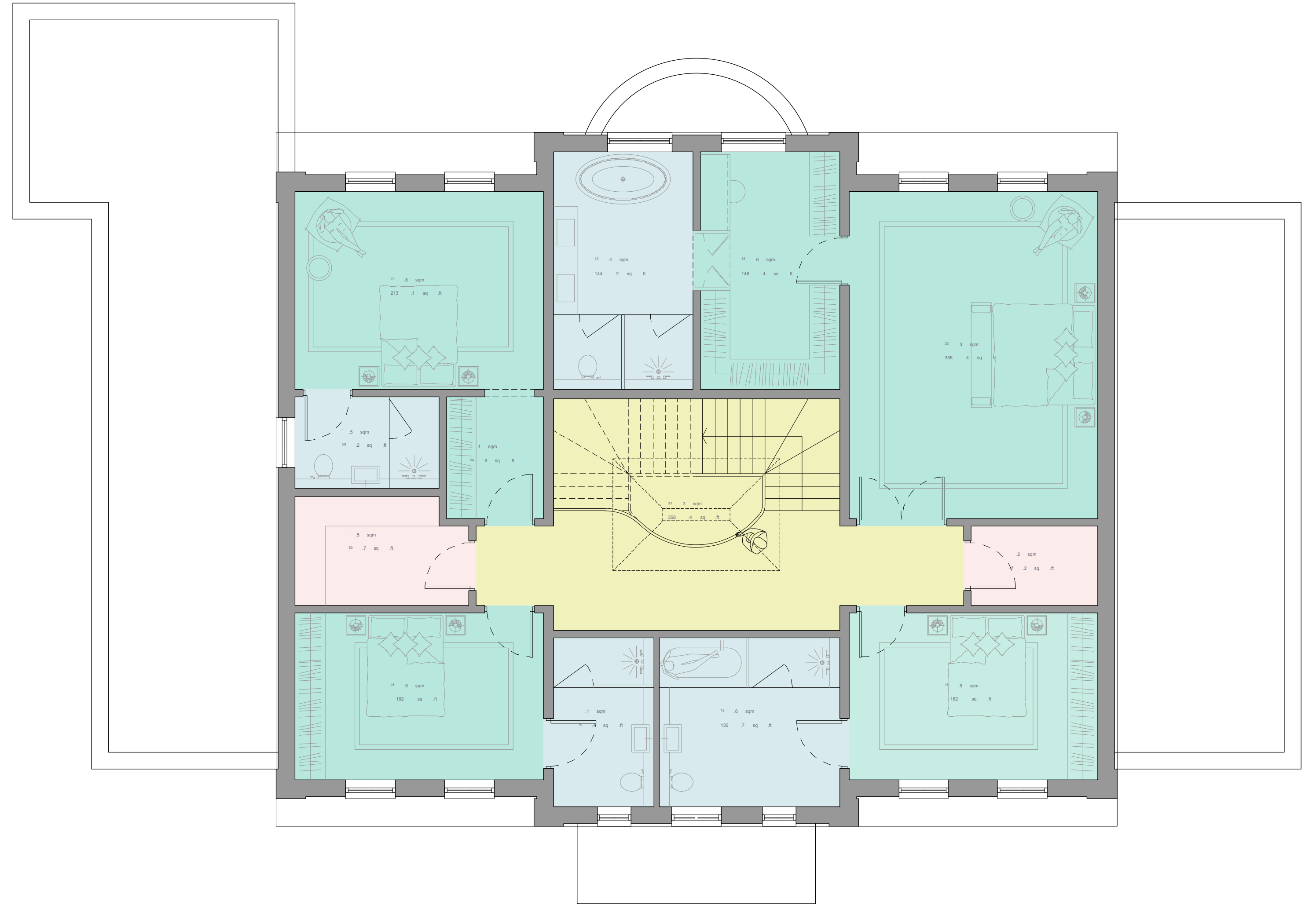
First Floor

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2,139 sq.ft

Total GIA

Total excl. basement parking:
11,253 sq.ft

Total incl. basement parking:
13,001 sq.ft





Further Development Opportunity

Near completion of the permitted scheme, planning permission can be sought for the addition of extensions to both the ground floor and first floor to provide further living accommodation and bedroom suites to contribute to the overall expanse of the property.

Subject to planning permission and policy at the time of completion, the inclusion of these extensions would take the total GIA of the newly constructed home to 14,742 sq.ft (incl. basement parking).

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Further development opportunity

Lower Ground Floor

Basement excl. parking GIA:
5,787 sq.ft

Basement incl. parking GIA:
7,535 sq.ft

Ground Floor

Ground floor GIA:
4,204 sq.ft

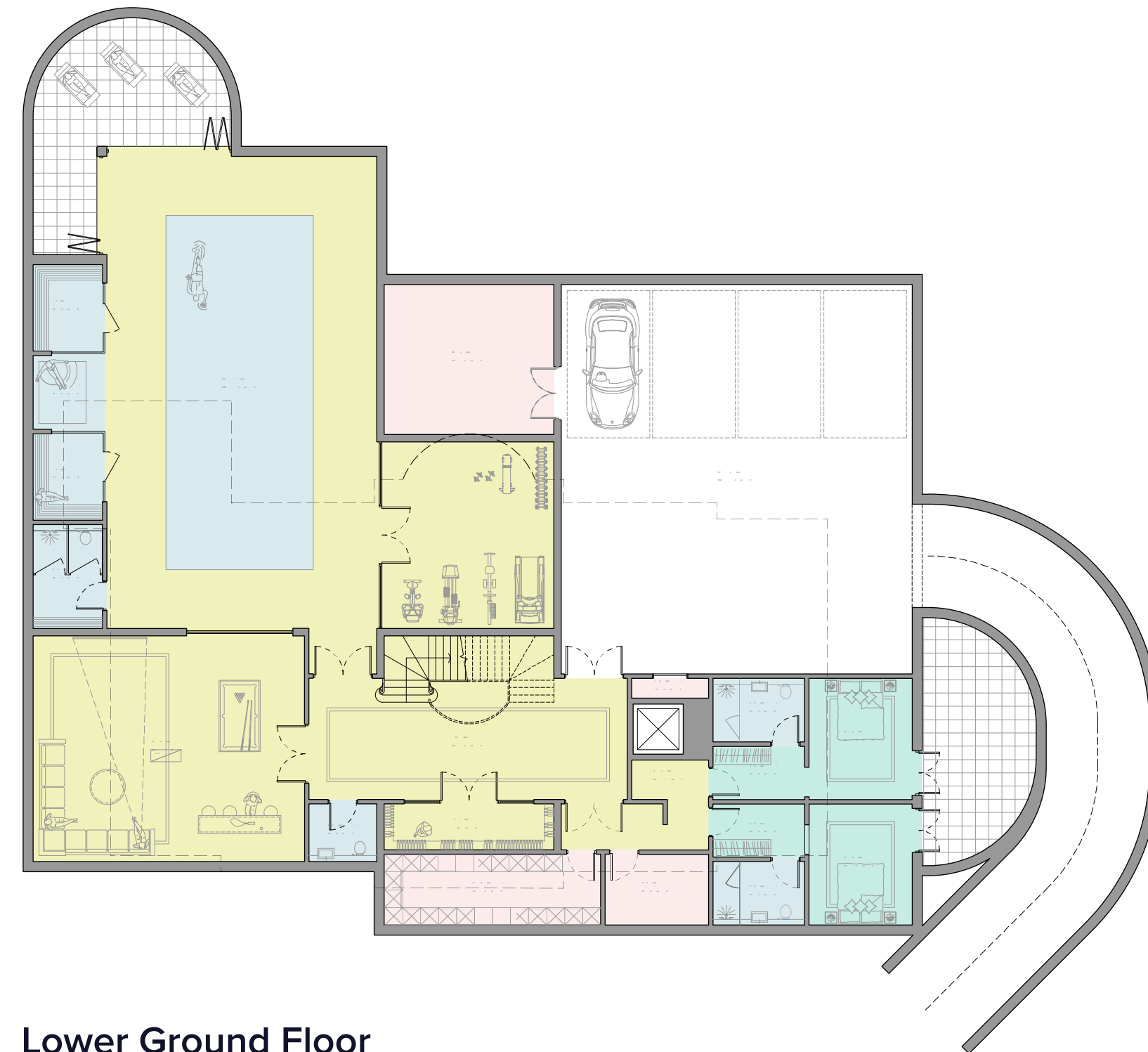
First Floor

First floor GIA:
3,003 sq.ft

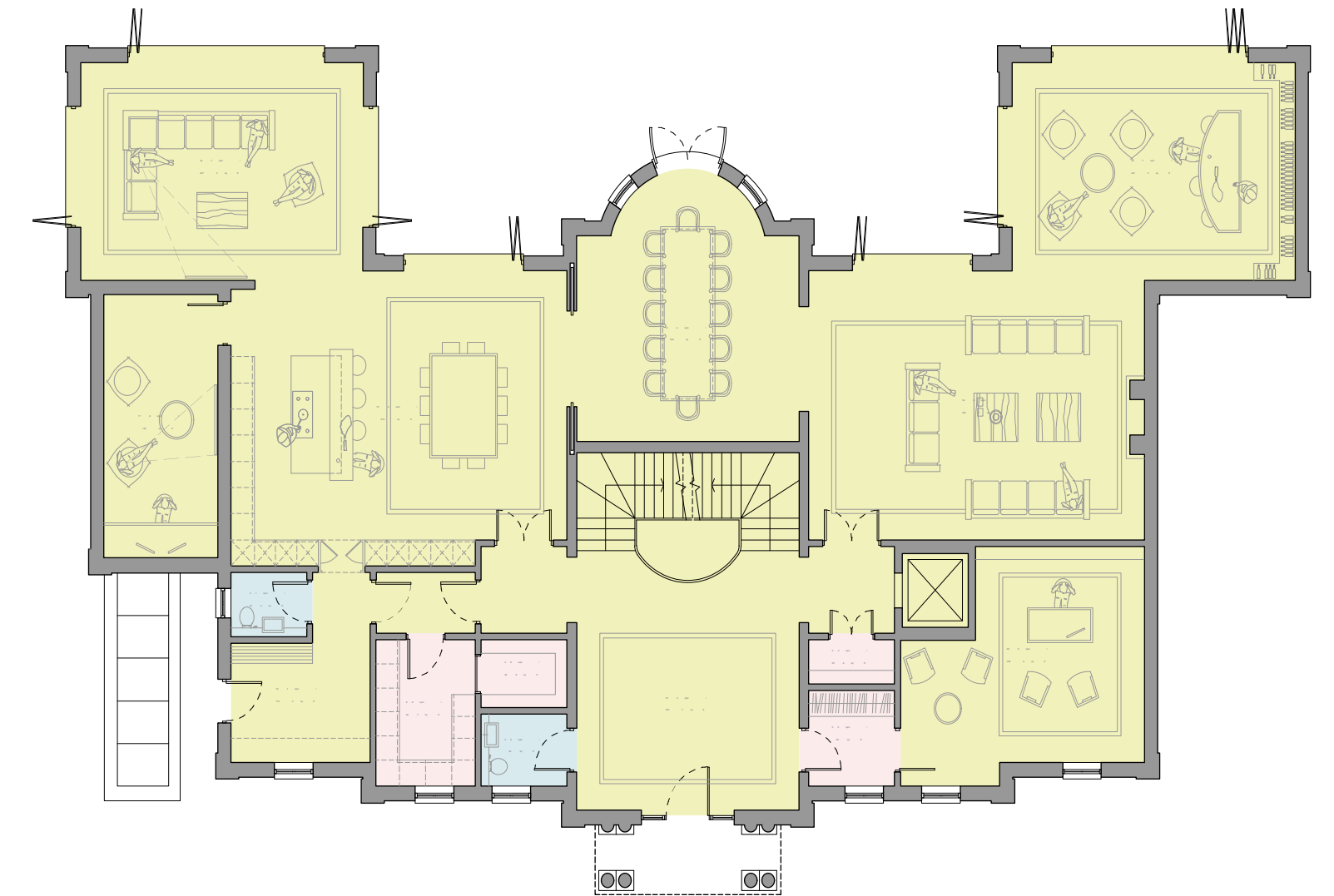
Total GIA

Total excl. basement parking:
12,994 sq.ft

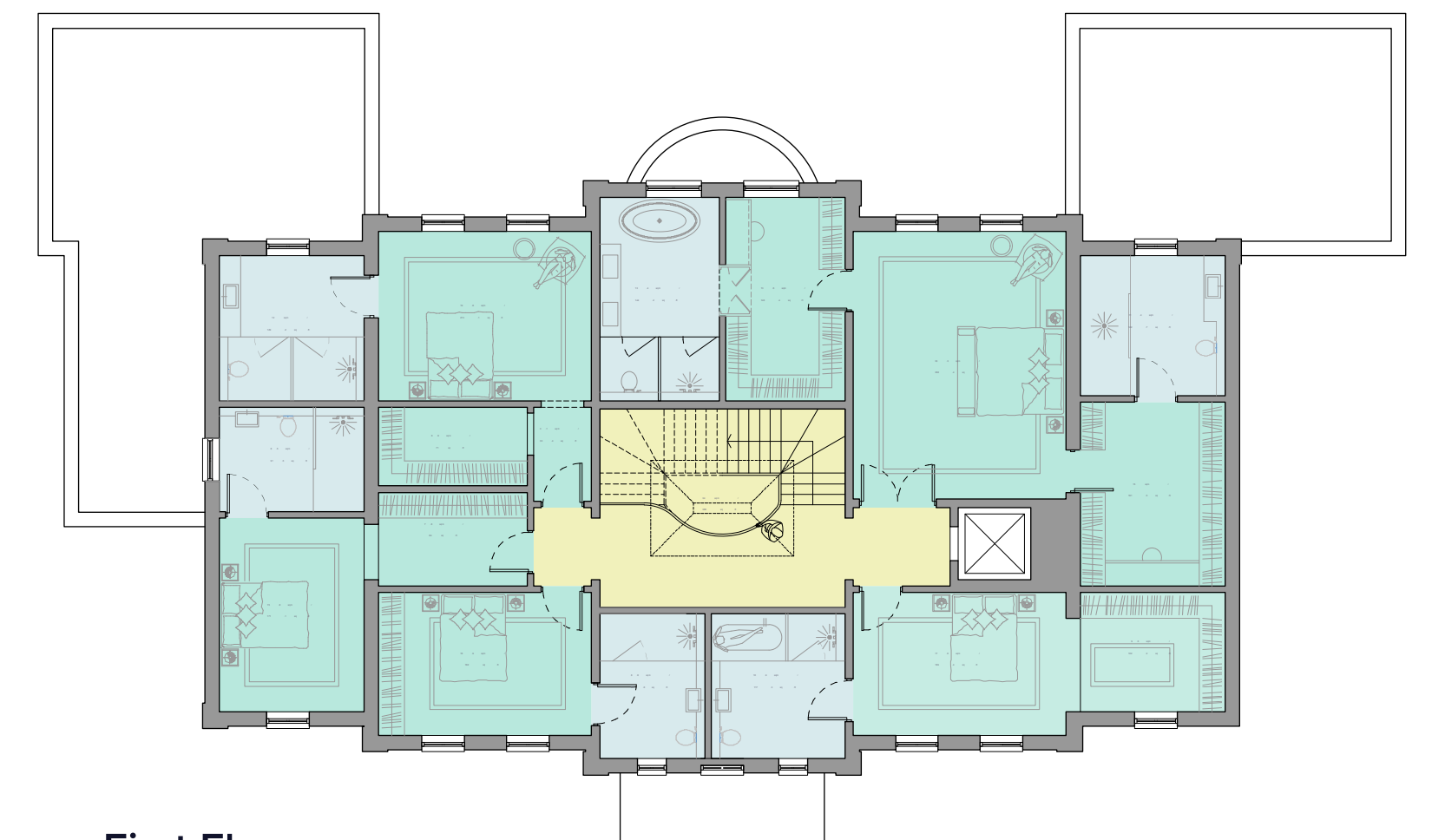
Total incl. basement parking:
14,742 sq.ft



Lower Ground Floor



Ground Floor



First Floor

Contemporary Scheme

The site currently has extant planning permission under reference RU.23/0509 to build an ultra-efficient contemporary style home, consisting of large format continuous glazing for views of the landscape and overarching estate, abundance of natural daylight and open plan spaces to suit the needs of a modern occupier.



Architectural features

- Vertical cedar timber battens
- Aluminium coping to match stone
- High-quality limestone cladding
- Vertical timber louvres to the front of windows
- High-quality buff brickwork
- Aluminium framed windows and sliding doors
- Dark grey timber front door with glazed side lights
- Frameless glass balustrading to the lightwells



Location

Ideally situated, the property has easy access to the motorway system via the M3 & M4, with the M25 only a 3-mile drive away and Heathrow airport a mere 10-minute drive away.

Sunningdale station is within walking distance where you can get into central London in just 40 minutes. Additionally a choice of private airfields is also all within a 30-minute radius of the property.

Virginia Water station	2.8 miles
Ascot	3.5 miles
Windsor	9 miles
Heathrow	8.2 miles
Central London	26 miles
Sunningdale station	2.3 miles

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