



Pine Grove
Wentworth Estate | Virginia Water





Located on the internationally acclaimed
Wentworth Estate.

Pine Grove is a magnificent country mansion set in just under an acre of beautifully landscaped south facing gardens. This exquisite residence has been built to an exacting specification and boasts an impressive range of amenities for modern day living arranged over 3 floors.

Outdoor features & landscaping

“Split level rear terrace, set in a mature landscape garden with beautiful trees, planting and full irrigation throughout.

The magnificent 16m outdoor swimming pool is carefully positioned within the landscape which offers maximum year-round privacy in this secluded location.

Other features include outdoor speakers, services for a barbecuing area and master suite balcony overlooking the grounds.”





Grand entrance hall & dining room

Grand galleried reception hall with marble flooring, sweeping staircase and view directly through to rear garden. Elegant dining room with feature lighting, inset carpet and views looking out onto the magnificent garden landscape.





Study & Clockroom

Study with prime grade oak flooring and luxurious wall coverings; all carefully considered for furnishing. Principal featuring a bespoke vanity unit with elegant design details of the highest quality.





Television room & Living room

TV Room with large screen linked to the home entertainment system and pre-wired for overhead speakers.

Large Drawing Room with marble fireplace, luxurious Westex carpet, beautiful considered furnishings and south facing garden views.







Day room & Kitchen breakfast room

Day Room with built in furniture to match the Kitchen, housing a large fire and the latest home entertainment technology.

Bespoke hand crafted kitchen with leather wrapped handles, marble worktops and a full range of top quality Gaggenau appliances.



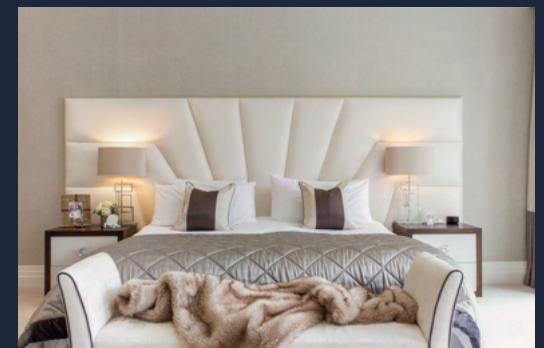




Master bedroom suite & Dressing room

Spacious master bedroom suite dressed with sumptuous furniture and decorations. Featuring a tunnel fireplace and south facing views onto the woodland garden landscape.

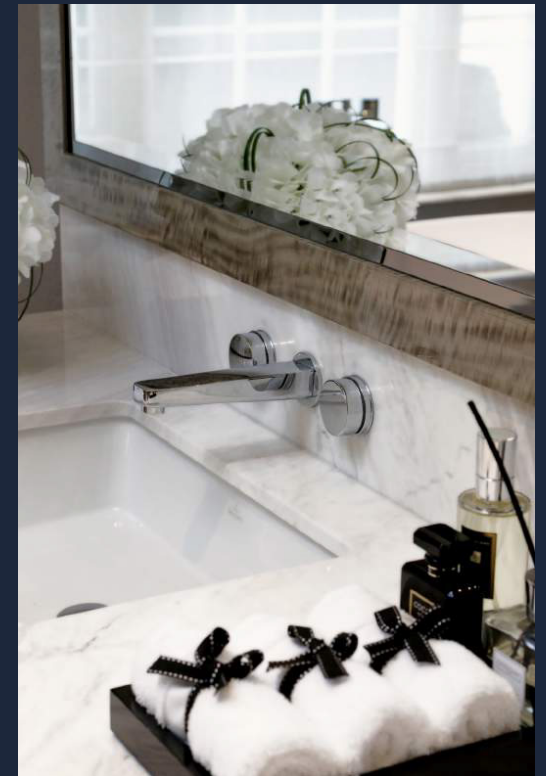
The large walk in bespoke dressing room is finished in high quality wood veneer with fabric paneling and bevel edged mirrors.





Master en-suite

Links directly off the master dressing room and features marble clad walls, floors, separate shower, WC, freestanding bath and a beautiful bespoke vanity unit.





Guest bedrooms

Guest bedroom suites feature generous bespoke designed wardrobes and ensuites. Each unique, offering luxurious finishes and sophisticated styling.





Entertainment room

Generous space for entertaining features a large TV linked to Control 4 and pre wired for a Home Cinema System.





Location

Prime Location

Pine Grove is ideally situated within walking distance of Virginia Water station - just 40 minutes to Waterloo and the excitement of central London.

Regarded as the premier countryside location in the UK, the prestigious Wentworth Estate is a quintessentially English oasis within touching distance of London. Set over 1750 acres of magnificent land and woodland, it offers its residents the best of idyllic country living with the added security of number plate recognition toll gate entrances entering the Estate. The exclusive Wentworth Club sits right on its doorstep, as well as; five-star Coworth Park Hotel and Spa, Guards Polo Club, Ascot, Windsor and Virginia Water all set within the impressive 5000 acre Windsor Great Park.

Air and Transport link

Regular business and leisure travel is effortless with Heathrow airport a mere 10-minute drive away. A choice of private airfields are also all within a 30-minute radius of the property.

Schools

Boasting the greatest concentration of revered boys and girls schools across the UK, the choice of premier schooling in Surrey is unrivalled.



Fixtures and Fittings

Carpets & integrated appliances are included

Services

All mains services are connected

Local Authority

Runnymede Borough Council - 01932 838383

EPC Rating

B86

Tenure

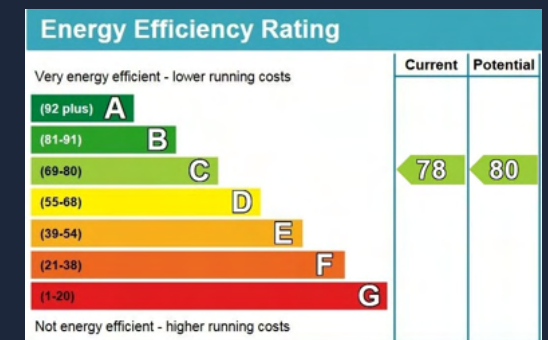
Freehold

Council Tax

Band H

Service Charge

Wentworth Annual Estate Charge Payable



Ascot

An annual highlight of the elite's social calendar, Royal Ascot is the pinnacle of world-class racing, fashion and style. The very best of the equestrian world compete here every June, including the Queen's own horses - referenced the world over as Britain's finest horse race.





Wentworth

Regarded as one of the finest golf and country clubs in the world, Wentworth Club offers a range of exclusive facilities. It boasts three championship golf courses (one a former Ryder Cup venue), Tennis & Health Club, famous Clubhouse and an active social calendar.

Windsor

A marvel to behold, Windsor Castle crowns the historic town of Windsor - the Queen's home and the world's largest and oldest inhabited castle. This picturesque town offers over 900 years of Royal history and boasts a wealth of exclusive shops, superb cafes and restaurants, an outstanding theatre and walks along the beautiful river Thames.



Specification & Floor plans

Grounds

- Landscaped south facing secluded woodland garden set in just under an acre.
- Mature planting with full irrigation and screening offering maximum privacy.
- Wrought iron electric gates with security video link to the main house.
- Resin bonded driveway providing generous parking for guests
- Triple car garage with remote controlled access and heated tile flooring.
- Main entrance CCTV surveillance linked to main housepre-wired for additional cameras to cover all areas of the property integrated with the Control4 System.
- Large split level terrace area with services for outdoor BBQ facility.
- Magnificent 16m outdoor pool.

Ground Floor

- Grand galleried reception hall with marble flooring, sweeping staircase and a stunning handmade bespoke glass chandelier.
- Bespoke crafted staircase links all floors with luxurious marble and carpet finishes.
- Generous ceilings with bespoke cornicing and decorative skirting throughout.
- High gloss solid walnut doors with carefully considered polished chrome ironmongery.
- Living room with marble fireplace, luxury carpet and furnishings directly linking onto the outdoor terrace and gardens.
- Elegant dining room with feature lighting, inset carpet and views looking out onto the magnificent garden landscape.
- Bespoke hand crafted kitchen finished in high gloss birch with marble worktops and a full range of top quality Gaggenau appliances.
- Breakfast area looking out onto the magnificent garden landscape.
- Day room with a built in bespoke joinery for TV and fireplace.
- Utility and boot room with bespoke cabinetry, plenty of storage and Miele appliances.
- Separate larder room with bespoke shelving and cabinetry.
- Beautiful high quality wallpaper and decorations throughout.



First Floor

- Spacious master bedroom suite with feature tunnel fireplace and south facing views onto the woodland garden landscape.
- The large walk in bespoke dressing room interlinks with a marble clad ensuite. Complete with separate shower, WC, freestanding bath and bespoke vanity unit.
- A further three bedroom suites feature generous bespoke designed wardrobes and ensuites. Each unique, offering luxurious finishes and sophisticated styling.
- Fully wallpapered throughout each room demonstrates a superior finish and quality.
- Self-contained staff accommodation with kitchenette living room and separate shower room.

Second Floor

- Two further bedrooms each with an ensuite shower room, bespoke wardrobe storage and pre wired for TV's.
- Fitness room with views out onto the magnificent garden landscape.
- Games Room with large TV linked to Control 4 and pre wired for a Home Cinema System.
- The magnificent rooflight creates a wonderfully light landing space.

Technical Specifications

- Each room has individually controlled underfloor heating.
- First fix comfort cooling throughout.
- Multi room touch Control 4 technology linked to lighting, CCTV, sound systems and TV's.
- HDV network points allow for digital and satellite TV distribution.
- Ceiling speakers in key rooms linked to home entertainment network.
- CAT 6 cabling throughout with LAN WiFi access.
- I-light mood lighting.
- Video entry phone.
- Heated garage floor.

Construction

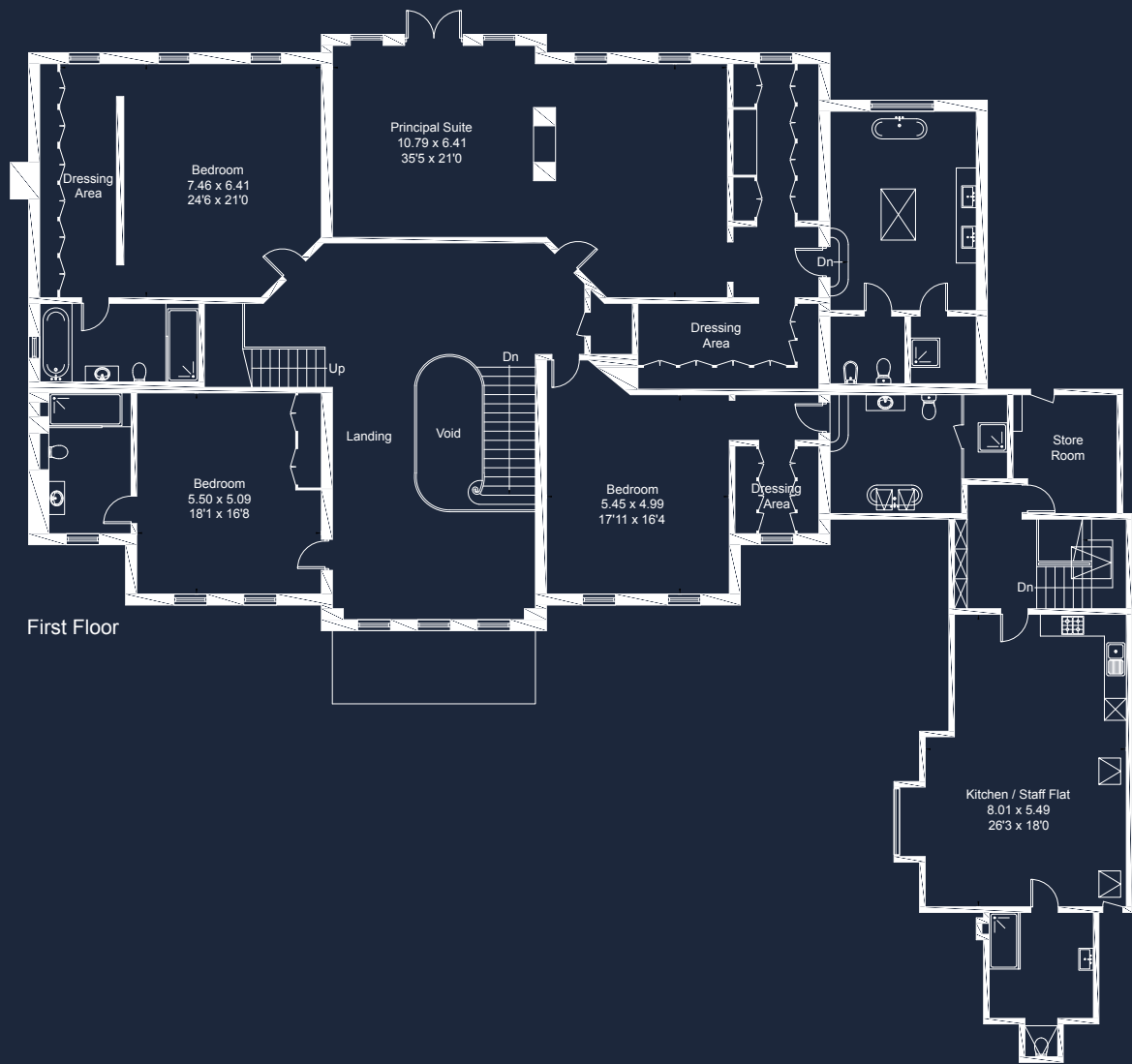
- Michelmersh Cobham Blend brick façade with Portland stone pilasters, window surrounds, gable and portico.
- Marble porch to match the internal entrance hall.
- Timber sash double glazed windows and doors.



Grand Hallway	5.5m x 9.7m
Principal Cloakroom	2.4m x 3.1m
Study	5.0m x 6.7m
Reception Room	7.6m x 7.6m
Dining Room	5.5m x 7.6m
TV Room	5.0m x 6.4m
Kitchen/Breakfast Room	7.6m x 9.4m
Day Room	5.7m x 6.0m
Larder/Pantry Room	8.1m x 5.4m
Plant Room	2.8m x 7.7m
W.C	1.5m x 2.3m
Garage	6.6m x 9.8m

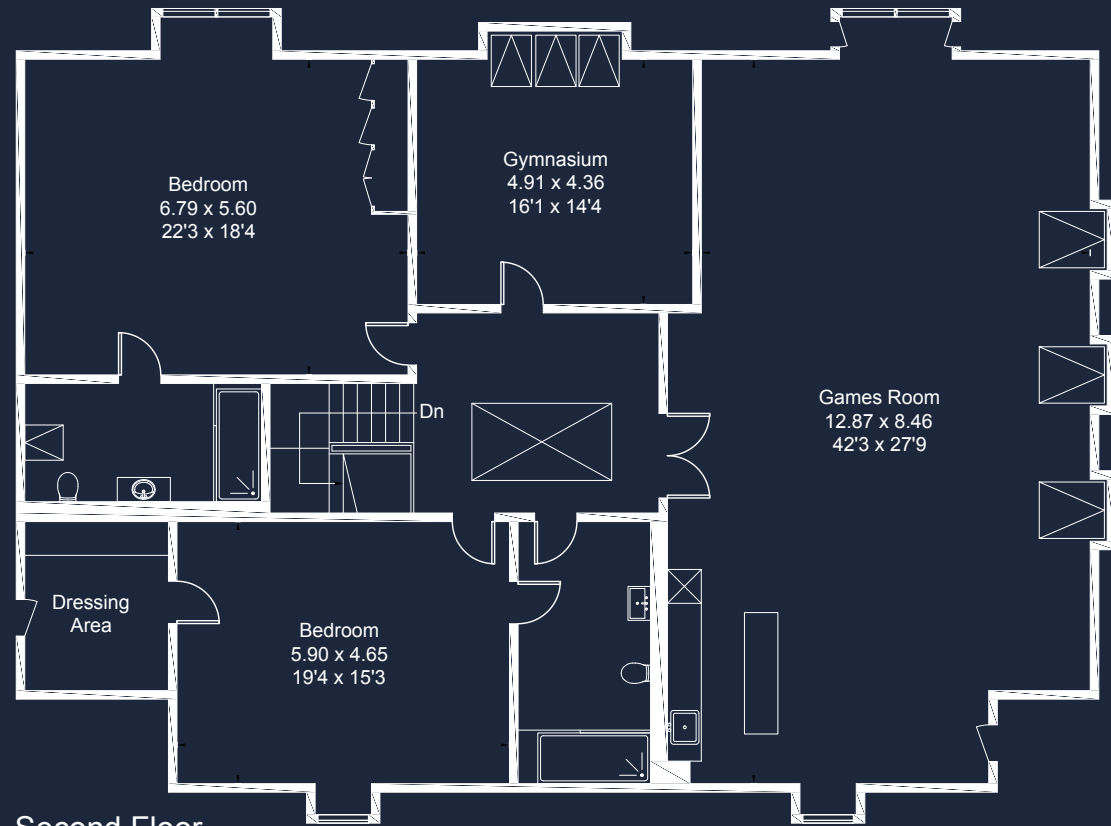
Ground Floor

Landing	8.6m x 10.0m
Principal Bedroom Suite	10.7m x 6.4m
Principal Dressing Room	4.9m x 8.9m
Master Ensuite	4.0m x 7.1m
Bedroom 2	7.6m x 6.4m
Ensuite 2	4.3m x 2.1m
Bedroom 3	5.0m x 6.2m
Dressing Room 3	2.6m x 3.7m
Ensuite 3	4.8m x 3.1m
Bedroom 4	5.0m x 5.4m
Ensuite 4	2.1m x 3.6m
Kitchen/Staff Flat	5.5m x 8.0m
Staff Flat Ensuite	2.8m x 3.7m
Store Room	2.9m x 3.9m



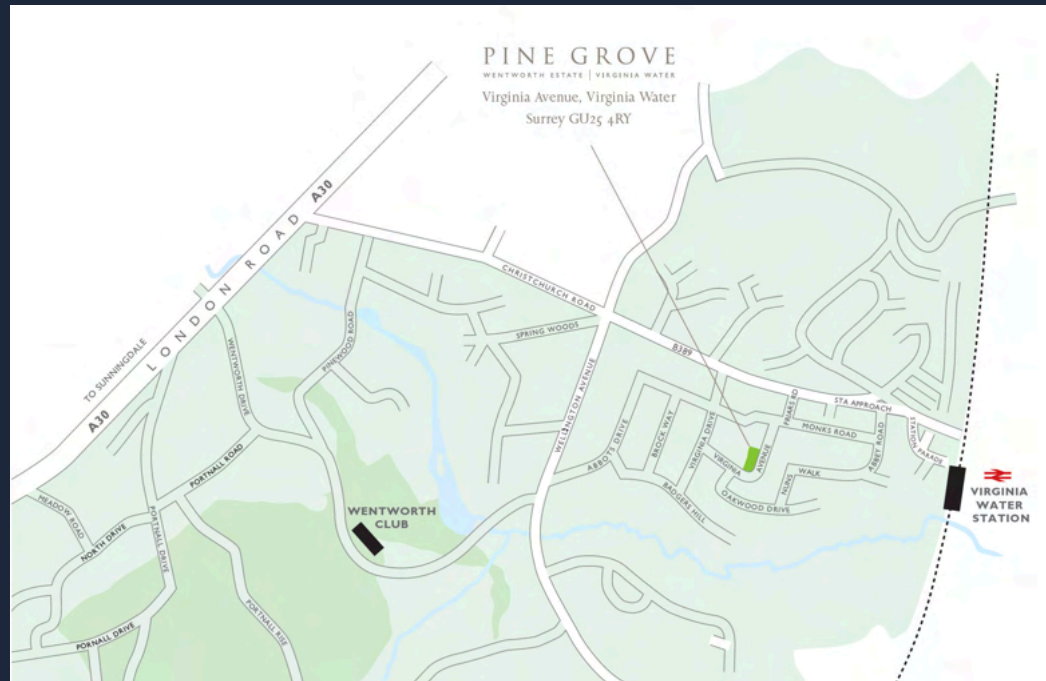
First Floor

Landing	4.3m x 3.8m
Games Room	8.0m x 12.8m
Gymnasium	4.9m x 4.6m
Bedroom 5	6.7m x 5.6m
Ensuite 5	3.5m x 2.2m
Bedroom 6	5.8m x 4.6m
Ensuite 6	2.1m x 4.2m
Dressign Area	2.5m x 2.9m



Second Floor

Second Floor



Directions

From London take the M4 west joining the M25 at junction 4b signed to Gatwick. Exit at junction 13 signed to the A30 and follow the A30 signed to Camberley and Bagshot passing Egham, Englefield Green and the left turn to Virginia Water via B389 Christchurch Road.

Turn off right onto Virginia Drive and left onto Abotts Drive. Pine Grove is situated on the right.

BARTON · WYATT

The Estate Office, 2 Station Approach,
Virginia Water, Surrey, GU25 4DL

01344 843000

homes@bartonwyatt.co.uk

bartonwyatt.co.uk