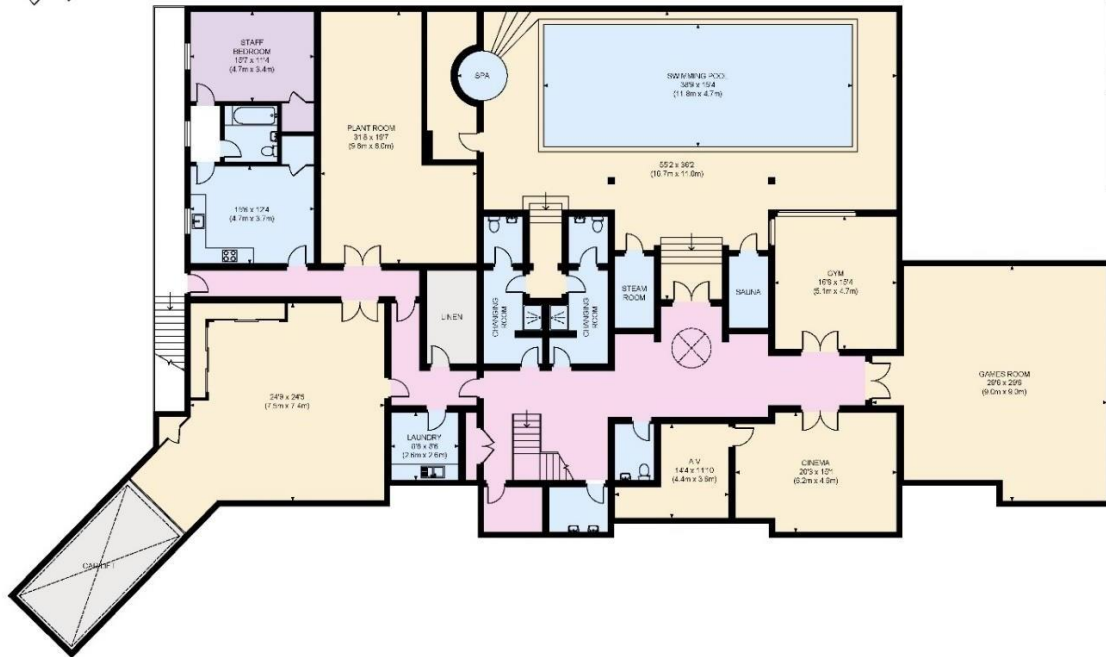






Approximate Gross Internal Area
 12155 sq ft / 1129.6 sq m
 Approximate Gross Internal Area Outbuildings
 662 sq ft / 61.5 sq m



Hollow Lane House, Gorse Hill Road, Virginia Water, Surrey GU25 4AP



Hollow Lane House, Gorse Hill Road, Virginia Water, Surrey GU25 4AP

A stunning Wentworth Estate mansion with indoor pool and luxury finishes occupying an elevated position with far reaching views in landscaped gardens approaching three acres.

Description

- Luxury mansion in the exclusive Wentworth Estate
- Indoor pool and leisure facilities
- Cinema room and games room
- Spectacular views towards London
- Underground parking with car lift
- Five-bedroom suites including master with balcony
- All weather Tennis Court
- Childrens adventure area
- Private estate set just over 2.5 acres with security
- Staff accommodation

Fixtures and Fittings

All fixtures and fittings by separate negotiation

Services

The property has mains gas, water and electricity.

Local Authority

Runnymede Borough Council – 01932 838383

EPC Rating

C77

Council Tax Band

H



Situation

The Wentworth Golf Club and the picturesque shopping parades of Virginia Water, with its excellent shops for day to day needs, restaurants and mainline railway station with a fast service of trains to Waterloo in 42 minutes are within easy walking distance. For the weekly household shop there is an excellent Waitrose in Sunningdale and for more extensive shopping facilities, the towns of Windsor, Guildford and Kingston are all close at hand. Junction 13 of the M25 is just 3.5 miles away giving access to London, Heathrow and the motorway network. Other than the world-renowned Wentworth Club, country clubs abound the area such as Foxhills, Queenwood, Sunningdale and the Royal Berkshire. Delightful walks can be enjoyed around Virginia Water Lake which leads up to the Polo at Smiths Lawn, adjacent to Savill Gardens and Windsor Great Park beyond for riding. The area is also very well catered for by a huge choice of private prep schools, as well as two international schools, ACS in Egham and TAS IS in Thorpe.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

IMPORTANT NOTICE

These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair summary of the property.

Any description or information should not be relied on as a statement or representation of fact or that the property or its services are in good condition.

The photographs show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only.

Any reference to alterations to or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by an intending purchaser.

