

BARTON · WYATT

• BADGER'S HILL • WENTWORTH ESTATE • GU25 4SA •





18 Badgers Hill • Wentworth Estate • GU25 4SA

A rare development opportunity to create a dream home on a quiet road on the world renowned Wentworth Estate (subject to planning permission).

- ◇ Plot of 0.48 acres
- ◇ Southerly aspect to the rear
- ◇ Woodland backdrop
- ◇ Scope for replacement dwelling or redevelopment (STPP)
- ◇ Quiet no-through road
- ◇ Private Wentworth Estate location
- ◇ Convenient for amenities at Virginia Water
- ◇ existing 4-bedroom property needing modernisation
- ◇ In and out driveway
- ◇ No onward chain



Location

Located within a highly sought after, private road on the prestigious Wentworth Estate - an exclusive location with a tranquil atmosphere and access to world-class sporting facilities. Virginia Water, the renowned private Wentworth Estate and championship golf course are situated to the south of Windsor Great Park, known for its open spaces and home to the notable lakes and green spaces of Savill Gardens. Sporting activities abound throughout the area, with Royal Ascot nearby and an impressive selection of first-class courses for golf enthusiasts, including Sunningdale, Berkshire and, of course, the world-famous Wentworth Club, which also has its own tennis, swimming, and leisure/spa facilities.

The area is renowned for its excellent selection of schools, such as Papplewick Preparatory School, St George's Boys School, St Mary's Girls School, and ACS International in Egham.

Virginia Water train station is close by, which provides direct access to London Waterloo in approximately 40 minutes. The area is well situated for both Heathrow Airport, Gatwick Airport, and the motorway network.



Approximate Floor Area = 237.7 sq m / 2558 sq ft (Including Garage)



Fixtures and

Fittings:

Carpets, curtains and light fittings to be included

Services:

The property has mains gas, electricity, and water.

Local Authority:

Runnymede Borough Council
– 01932 828383

Service Charge:

Annual Wentworth Residents Charge

Council Tax Band:

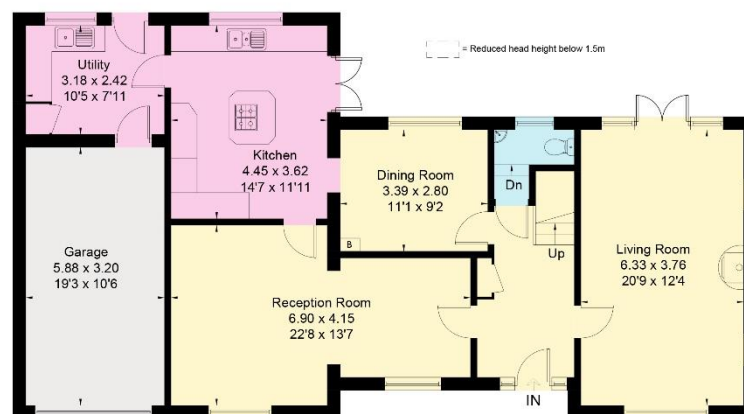
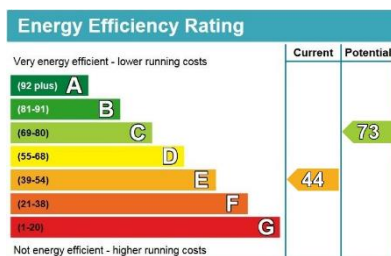
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Tenure

Freehold

Energy Rating:

E44



Ground Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #72116



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