



Sheringham,  
Wellington Avenue, GU25 4QR





A beautifully bright and spacious penthouse apartment with terrace situated in a desirable location within the prestigious gated development of Virginia Park.

**Sheringham,  
Wellington Avenue, Virginia Water  
GU25 4QR**

- ♦ Wentworth Estate location in the heart of Virginia Water
- ♦ Potential to modernise and convert the loft (STPP)
- ♦ Four generous reception rooms with high ceilings
  - ♦ Imposing driveway with double garage and electric gates
- ♦ Beautiful South West facing gardens to the rear
  - ♦ Four bedrooms and four bathrooms
  - ♦ 1.08 acres of manicured grounds
  - ♦ Imposing driveway with double garage and electric gates

## Situation

Located within a highly sought-after Wentworth Estate - an exclusive location with a tranquil atmosphere and access to world-class sporting facilities.

Virginia Water and 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.





## Additional Information

**Postcode:** GU25 4QR

**Tenure:** Freehold

**Council Tax Band:** H

**Local Authority:** Runnymede Borough Council

**Service Charge:** Wentworth Annual Estate Charge Payable

**Services:** The property has mains, water, drainage and sewer  
**Fixtures and Fittings:** All Carpets, curtains and light fittings are included in the sale.

**Viewing: Strictly by appointment with  
Barton Wyatt:**

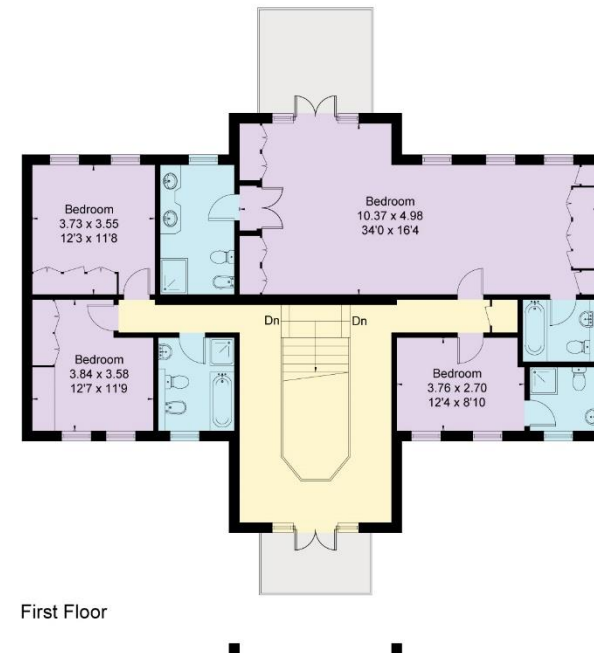
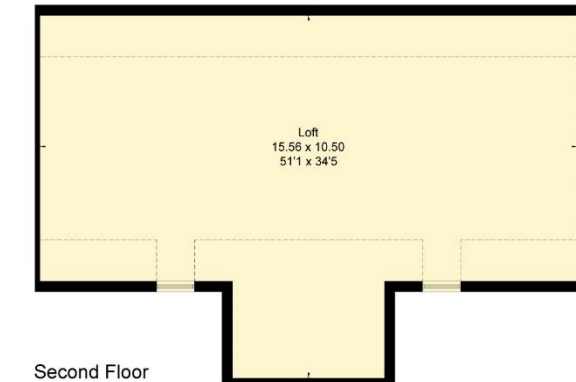
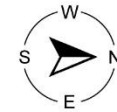
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### Energy Performance:

A copy of the full Energy Performance Certificate is available upon request.



Approximate Floor Area = 403 sq m / 4338 sq ft  
 Loft = 132 sq m / 1421 sq ft  
 Garage = 43.9 sq m / 472 sq ft  
 External Cupboard = 3.3 sq m / 35 sq ft  
 Total = 582.2 sq m / 6266 sq ft



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 #91616





BARTON · WYATT

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