



# HEATHFIELD

Wentworth, Surrey





# A FANTASTIC BRAND-NEW FAMILY HOME ON THE WENTWORTH ESTATE

Featuring exquisite finishes throughout this fabulous brand-new home boasts over 4,800 sq. ft. of luxuriously appointed accommodation on the prestigious Wentworth Estate, all set within landscaped gardens of approximately 0.3 acres.

## Summary of accommodation

Entrance hall | Study/TV room | Living room | Open plan kitchen/dining/ sitting room | Utility room

Excellent principal bedroom suite with roof terrace and two further bedroom suites on the first floor

Two further bedrooms and TV room on the second floor along with a family bathroom

Landscaped garden with entertaining terrace | Integral garage | Air conditioning

**Approximate gross internal area 4,826 sq ft**

**In all about 0.3 acres**

**Distances:** Virginia Water station 0.3 miles, Ascot 4 miles, Windsor 6 miles, Heathrow Airport (T5) 9 miles, Central London 21 miles  
(All distances are approximate)





## LOCATION

Heathfield is situated on the prestigious Wentworth Estate which has three world-class golf courses, brand new golf academy and the Wentworth Club with swimming pools, restaurants along with tennis, health and leisure club.

Connections to London and the airports are excellent due to the convenient proximity of the M25, as well as having a mainline station to Waterloo.

Other attractions in the area include racing at Ascot and Windsor, polo at Smiths Lawn, Windsor Castle, Legoland, Virginia Water Lake and Savill Gardens.

Schooling is exceptional with many renowned private schools such as Lambrook, Eton College, Papplewick, Brigidine, Upton House, Bishopsgate, St George's and St John's Beaumont. There are two international schools, ACS in Egham and TASIS in Thorpe.





# HEATHFIELD

An elegant residence of excellent proportions, this beautiful family home has been built to the highest specification by New Richmond Developments.

This architect-designed home has been built to traditional Georgian proportions with an imposing exterior, complemented by an interior featuring a host of modern conveniences such as home automation, CCTV, Rako mood lighting, SONOS music system, photovoltaic panels and air conditioning.

This fantastic property exudes elegance and quality, from the galleried reception hall with its wooden staircase and the stylish fitted kitchen by Wooden Heart with Miele appliances, to the bathrooms featuring Lefroy Brooks fittings. The reception rooms are spacious, carefully considered and cater for entertaining on a grand scale.



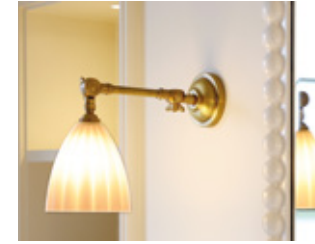
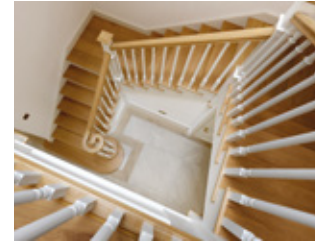
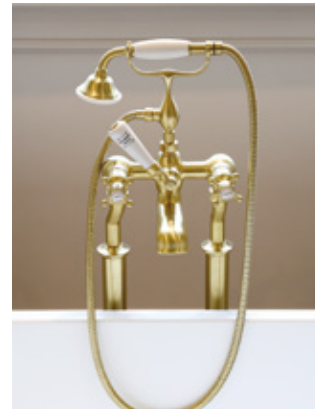




Heathfield is equally well suited for family living with an exceptional principal bedroom suite with roof terrace and four further bedrooms arranged over the first and second floors. By combining all of these features and high-quality materials New Richmond Developments have created a truly magnificent home all backed by a 10 year Build-Zone warranty.

## SPECIFICATION

- 7kW car charger
- PV panels with battery storage
- Timber floors throughout ground and first floor
- Concrete floors with underfloor heating throughout
- All bathrooms have built-in storage, mirrors, wall lights, towel radiators/ warmers
- Fitted wardrobes and dressing rooms
- Bi-fold doors to the garden
- Low energy / energy efficient lighting throughout
- Security and fire alarm systems
- Security lighting to garden and driveway
- Heated and tiled garage with automated door







The property is accessed via wooden electric gates, bookended by brick pillars. Beyond the gates is a large block-paved driveway, providing access to the integral garage and parking for several cars. The rear garden has been beautifully landscaped and features an Indian sandstone terrace with steps down to the manicured lawn.

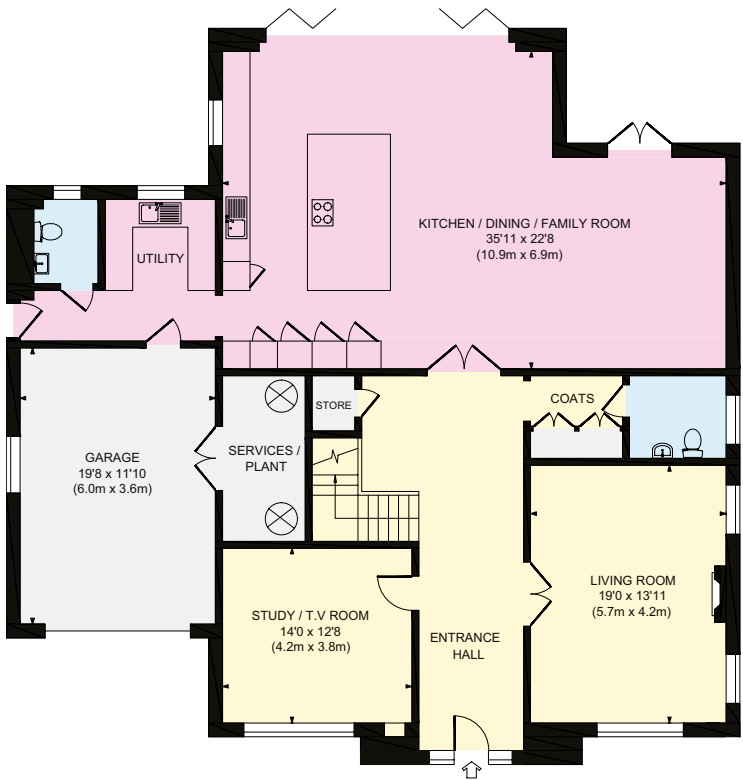
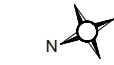
# PROPERTY INFORMATION

**Tenure:** Available Freehold

**Local Authority:** Runnymede Borough Council

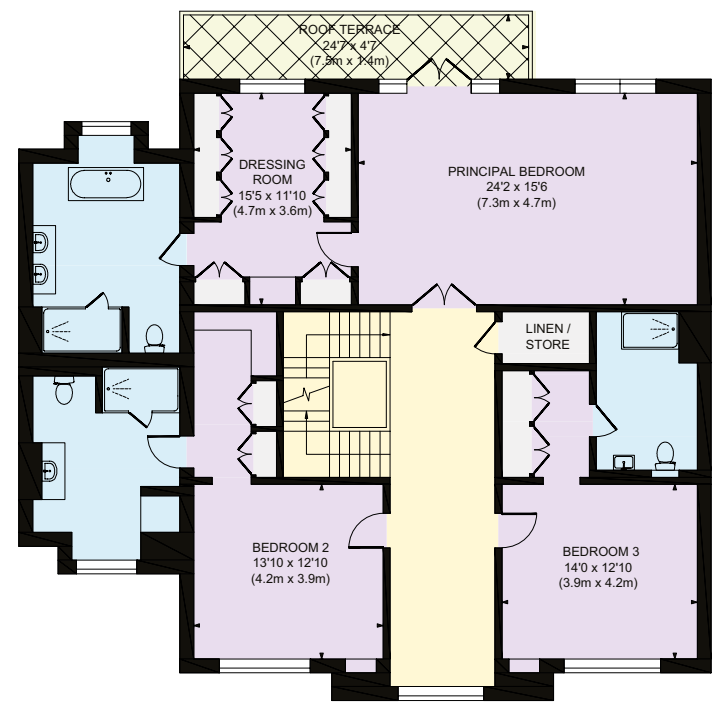
**Council Tax:** Band H

**EPC:** A

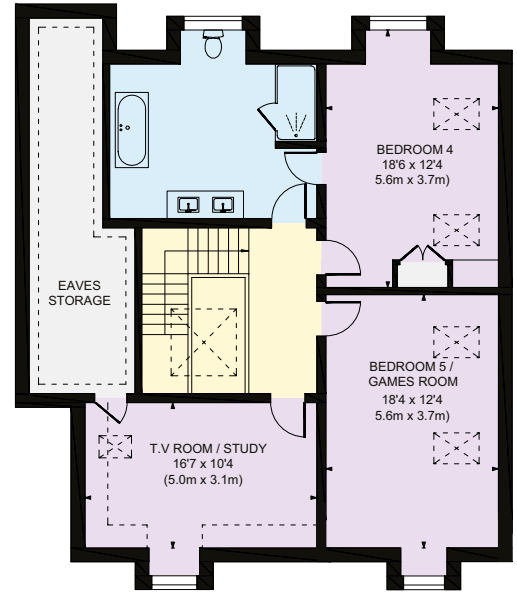


Ground Floor

Approximate Gross Internal Area  
Main House 4552 sq. ft / 422.94 sq. m  
Garage 274 sq. ft / 25.50 sq. m  
Total 4826 sq. ft / 448.44 sq. m



First Floor



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



We would be delighted  
to tell you more.

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