



TROTSWORTH AVENUE,

Virginia Water GU25



STUNNINGLY RENOVATED FAMILY HOME

This striking detached home offers privacy and an impressive footprint of nearly 3,500 square feet spread across two spacious floors. The home blends a classic New Hampton-style façade at the front, while the rear reveals a sleek, contemporary design.



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EPC

B



Local Authority: Runnymede Borough Council

Council Tax band: G

Furniture: Optional

Minimum length of tenancy: 6 months

Deposit amount: £11,769.23

Available date: Now

Guide price: £8,500 per calendar month



ENERGY EFFICIENT PROPERTY

A modern, energy-efficient home offering exceptional comfort and convenience, featuring ample integrated storage solutions and parking for up to four vehicles. Designed with year-round comfort in mind, the property includes full air-conditioning and underfloor heating throughout. Solid concrete floors provide both durability and sound insulation, while a built-in Sonos sound system enhances the living experience. The home is also equipped with a comprehensive security system.









EXUDES WARMTH AND CHARACTER

Upon entering the reception hall you're greeted by a versatile room to one side, perfectly suited as a home office, playroom, or cosy snug. Also a beautifully appointed formal drawing room to the other, offering an elegant space for entertaining or relaxing.

To the rear of the property lies an expansive main living area. At its heart is a stunning open-plan kitchen, dining, and snug area that blends contemporary style with warmth and character.







BEAUTIFULLY CRAFTED

The kitchen is a fully bespoke creation with a farmhouse-inspired design. There is a central island with integrated seating, a premium Falcon range cooker, a hot tap for instant convenience, an under-counter wine cooler and a generous larder cupboard. A beautifully crafted burred oak mantle adds a distinctive touch. There is a laundry/boot room with separate side access.

Flooded with natural light, the living space flows through bi-fold doors onto a beautifully landscaped contemporary garden, complete with a stylish patio and sun deck.

Tucked in the private garden is a separate studio. Perfect as a guest suite, home office, or creative retreat it has its own en-suite and kitchenette.

The first floor has a spacious landing and 4 large en-suite bedrooms. All bedrooms have a bespoke range of fitted wardrobes. The primary bedroom also benefits from a Juliet balcony and contemporary ensuite bathroom with double vanity unit and 2 velux windows.





LOCATION

The property 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.

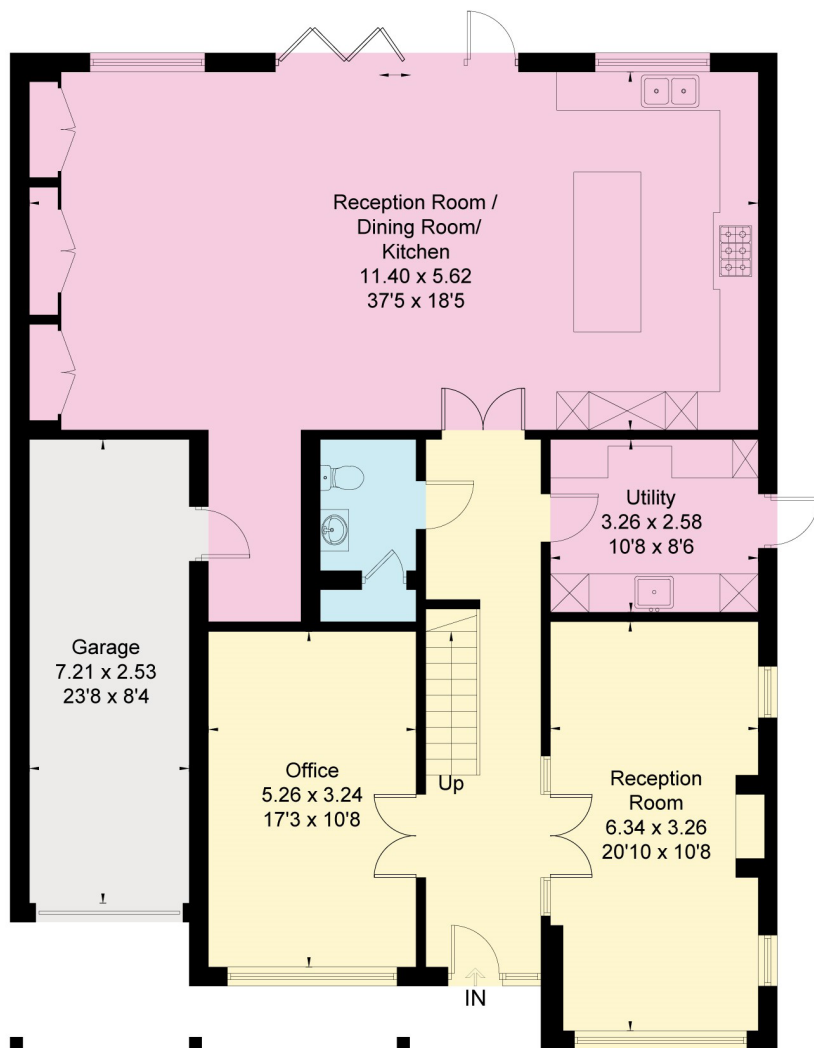
Schooling is exceptional with many renowned private schools such as Lambrook, Eton College, Papplewick, Brigidine, Upton House, Bishopsgate, St George's and St John's Beaumont. There are two international schools, ACS in Egham and TASIS in Thorpe.

Virginia Water station 0.3 miles, Ascot 4 miles, Windsor 6 miles, Heathrow Airport (T5) 9 miles, Central London 21 miles, (distances and times approximate).



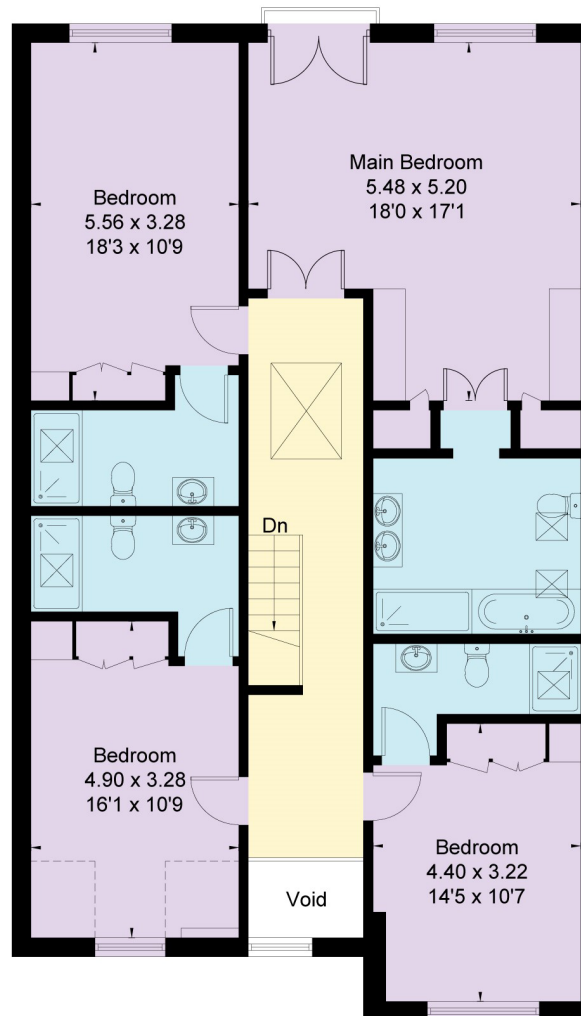




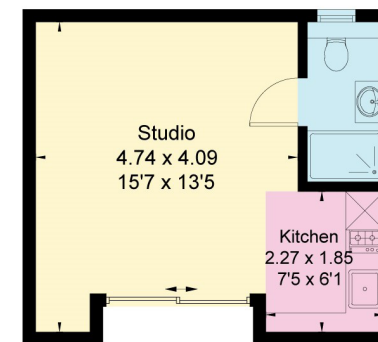


Ground Floor

[] = Reduced head height below 1.5m



First Floor



(Not Shown In Actual Location / Orientation)
Outbuilding (Ground Floor)

(Including Basement / Loft Room)
Approximate Gross Internal Area = 306.4 sq m / 3298 sq ft

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. (ID767266)

We would be delighted
to tell you more.

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