

Cawsand Place

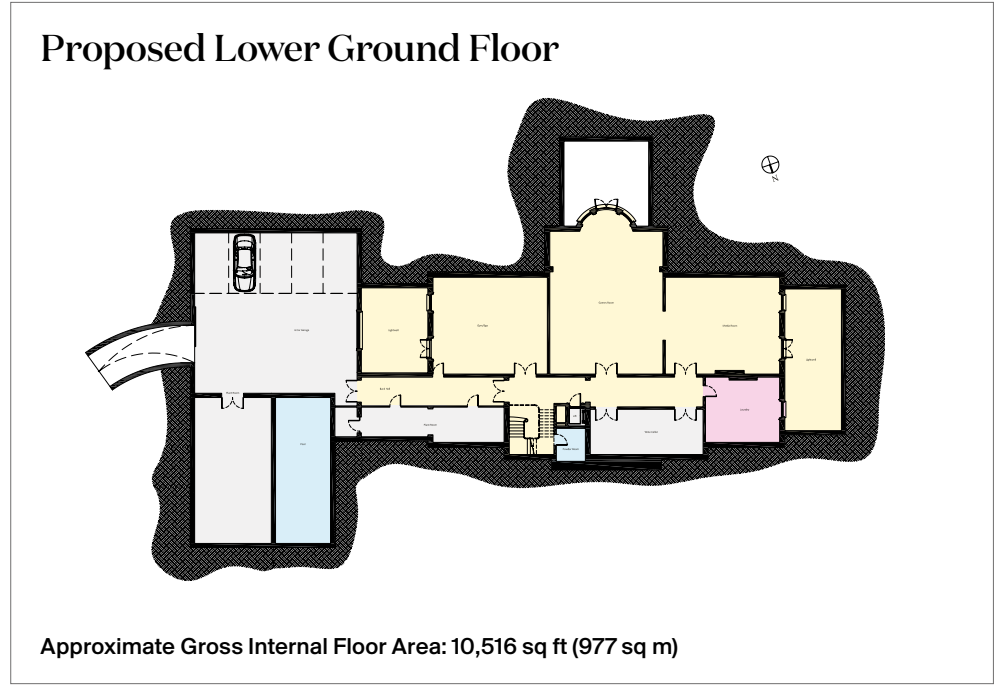


The property

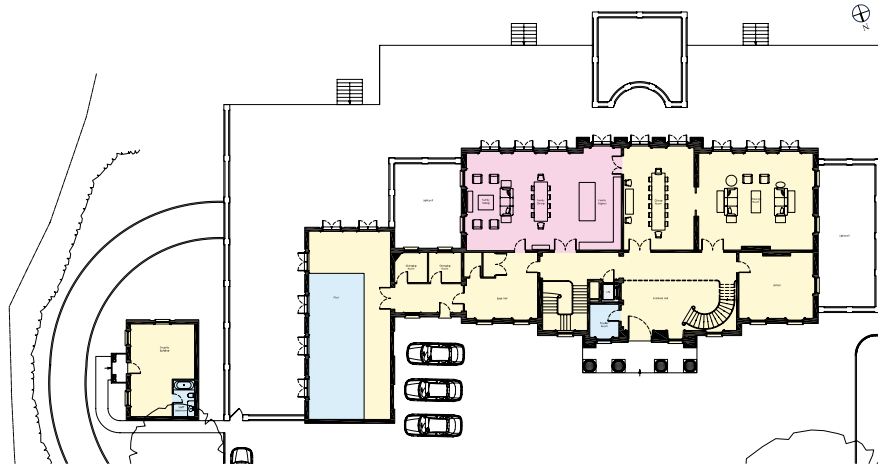
Cawsand Place is an original elegant detached W.G Tarrant designed home of 10,571 square foot set in an extremely private location within the heart of the Wentworth estate, backing onto the world-famous PGA West Course of Wentworth. The property has planning consent for a brand new 22,518 square foot replacement dwelling, or indeed could be refurbished to enhance the layout and style of the existing home. There is a large circular drive to the front of the property, an outdoor pool, tennis court, separate garage block, and indoor golf putting green and simulator. The grounds extend to approximately 4.15 acres, gently sloping away from the property with a mix of lawn gardens, woodlands and shrubs, and as before mentioned backing onto the world-famous PGA West Course of Wentworth.





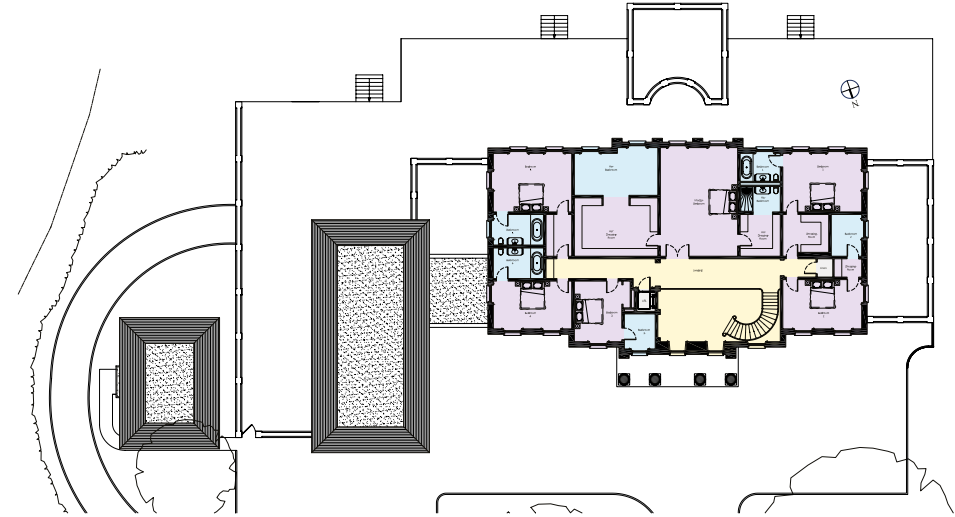


Proposed Ground Floor



Approximate Gross Internal Floor Area: 6,824 sq ft (634 sq m)

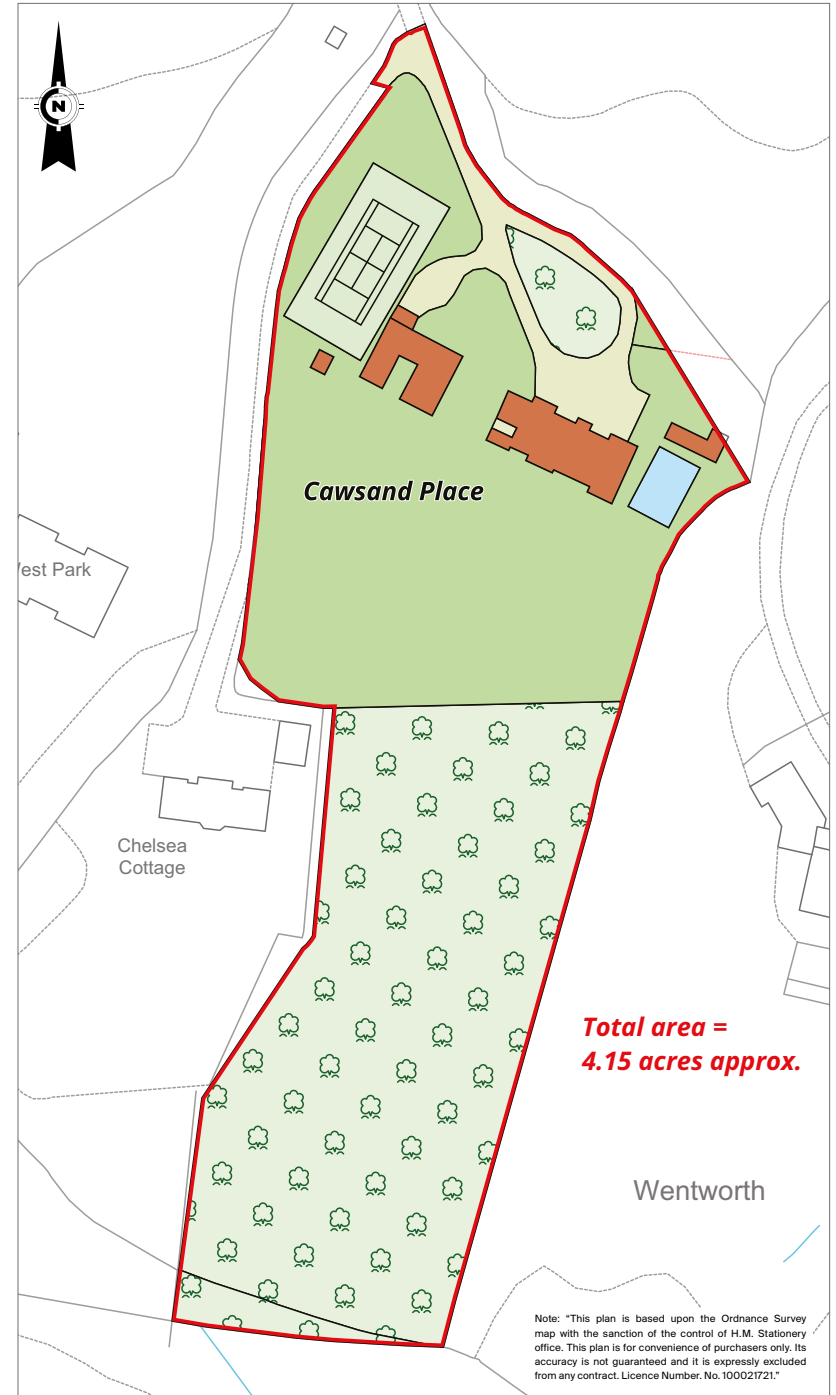
Proposed First Floor



Approximate Gross Internal Floor Area: 5,177 sq ft (481 sq m)





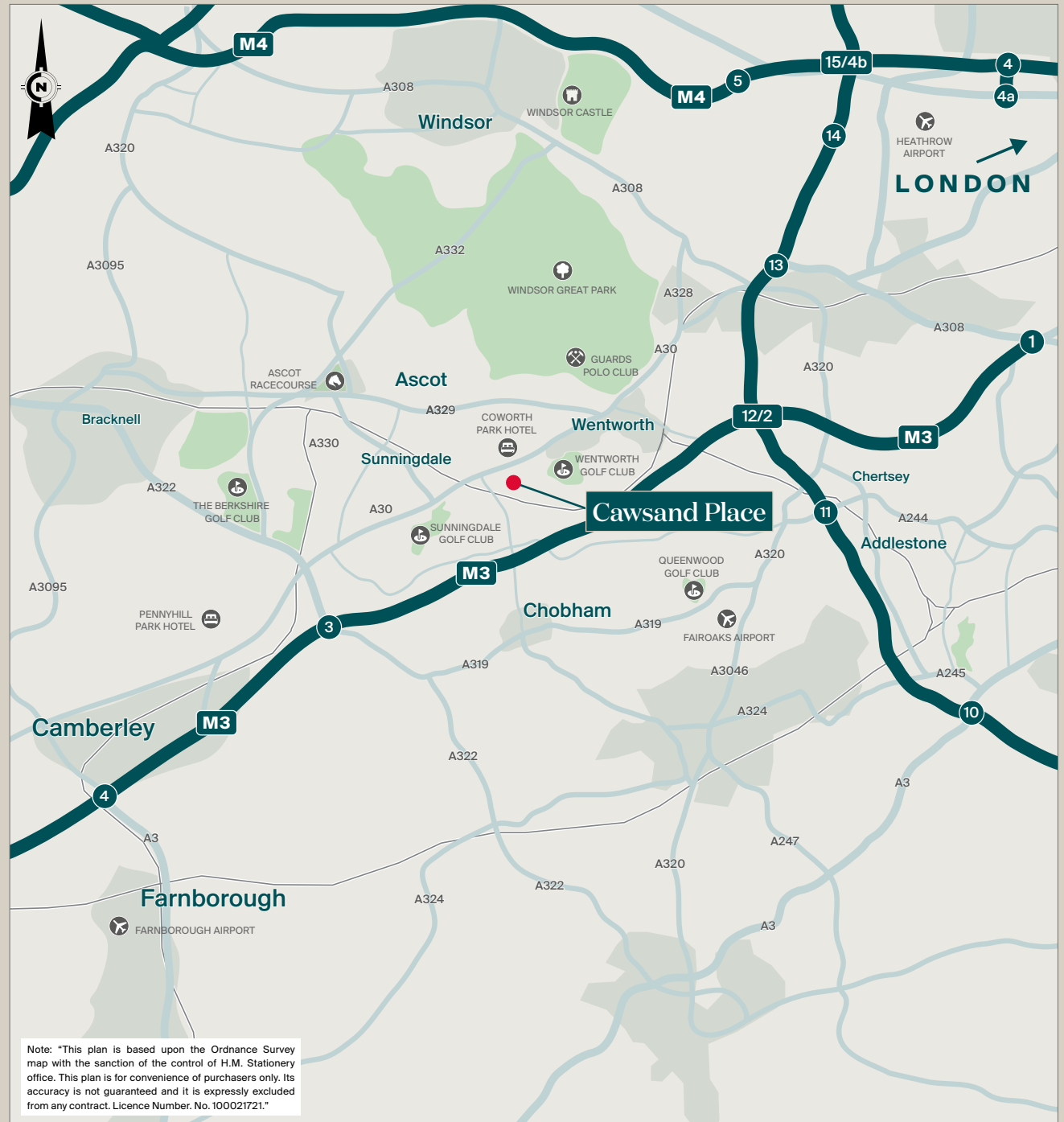


Location

The access controlled Wentworth Estate extends to approximately 1,750 acres and sits in the village of Virginia Water. The estate's history dates back to the early 1920's when the original developer W G Tarrant purchased an agricultural estate around which he created his rural dream of substantial mansion houses, set in beautiful mature gardens surrounding a golf course.

Today there are three 18 hole golf courses including the PGA Championship course and a 9 hole executive course. These are all part of the luxury Wentworth Private Members Club which has swimming pools, indoor and out, restaurants, tennis club, health and spa and provides a community hub for its members. Cawsand Place is situated on the main island of the Wentworth Estate, the most prestigious location within the estate.

Virginia Water is complimented by other nearby villages including Sunningdale, Sunninghill and Ascot providing wider facilities and there is an abundance of sporting opportunities nearby including polo, shooting, riding, walking and excellent hotel facilities, these include the Windsor Fairmont Hotel at Englefield Green and Coworth Park part of the Dorchester Collection just outside of the estate. Convenience for Heathrow and Farnborough airfields together with an abundance of private schools in the area, all add to the attraction of living on the Wentworth Estate.



Useful Links

Local Authority

runnymede.gov.uk

Planning Consent

[RU.23/0628](#)

Knight Frank Build Consultancy

<https://www.knightfrank.co.uk/residential/building-consultancy>

Wentworth Golf Club

wentworthclub.com

Farnborough Airport

farnboroughairport.com

Windsor Great Park

windsorgreatpark.co.uk

Interactive Map

[Map link](#)

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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