



Portnall Rise, Virginia Water, Surrey







A dramatic Georgian-style home set in what we consider to be a **triple A location** on the main island of Wentworth.

Summary of accommodation

Queensgate House

Lower Ground Floor: Pool room with swimming pool and Jacuzzi

Games room with gym | Wine store | Two changing rooms

House plant room with laundry | Pool plant room

Ground Floor: Entrance hall | Drawing room | Dining room | Library with study | Family room | Kitchen

First Floor: Galleried landing | Principal bedroom with dressing room and en suite | Four further bedrooms, all en suite (one with a dressing room)

Second Floor (Annexe): Kitchen/reception room | Bedroom
Shower room

Garage

Ground Floor: Triple garage | WC

First Floor: Kitchen/living/dining room | Bedroom | Bathroom

Outbuildings

Summerhouse | Shed

Grounds

Set in nearly 2 acres of west-facing gardens, backing the Wentworth Golf Course and practice ground

Distances

Sunningdale 2.4 miles, Virginia Water Station 2.6 miles, Ascot 5 miles, Windsor 8.3 miles

Heathrow Airport 8.6 miles, Farnborough Private Airport 14 miles

(All distances are approximate)



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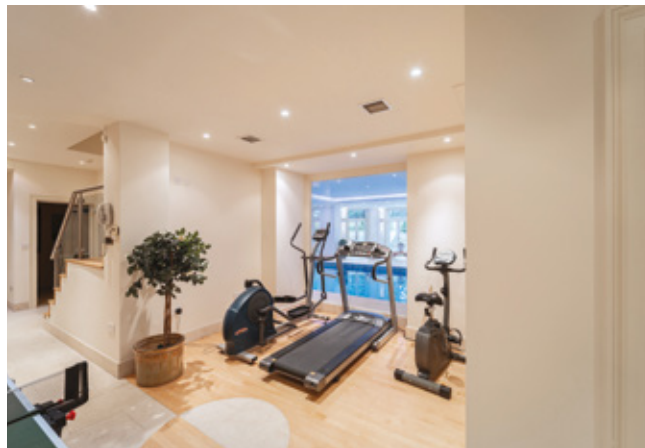
The property

Queensgate House provides an unrivalled opportunity to purchase what we believe is a property set in one of the best locations within the Wentworth Estate. The property, built approximately 20 years ago in 2004, was architecturally dramatic at its time and retains this dramatic look.

The property has good ceiling heights, underfloor heating, some air conditioning and a large indoor pool flooded with natural light. The property also benefits from planning consent allowing a ground and first-floor extension, which would further complement the already extremely positive accommodation.







Approximate Gross Internal Floor Area
12,754 sq ft / 1,184.7 sq m (Including Proposed Extension)

Lower Ground Floor: 3,562 sq ft / 330.9 sq m

Ground Floor: 2,467 sq ft / 229.23 sq m

First Floor: 2,526 sq ft / 234.7 sq m

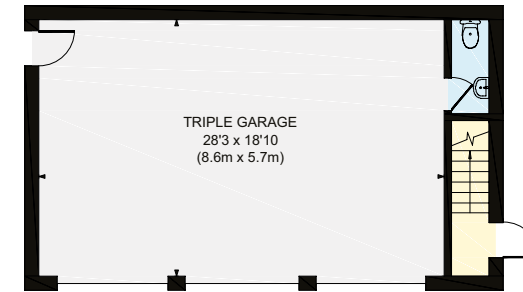
Second Floor: 1,039 sq ft / 96.5 sq m

Garage Ground & First Floor: 1,122 sq ft / 104.2 sq m

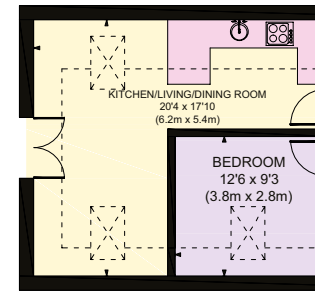
Outbuilding: 99 sq ft / 9.1 sq m

Proposed Extension: 1,939 sq ft / 180.1 sq m

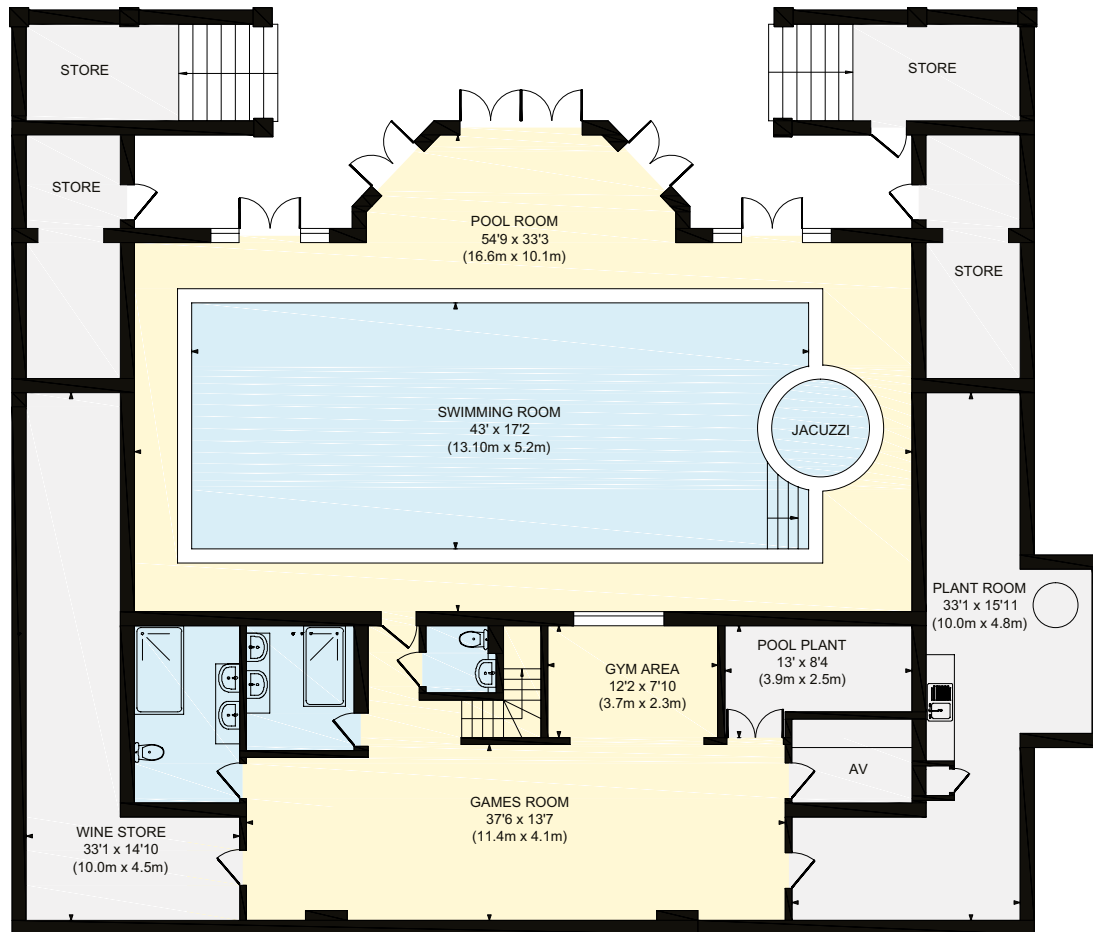
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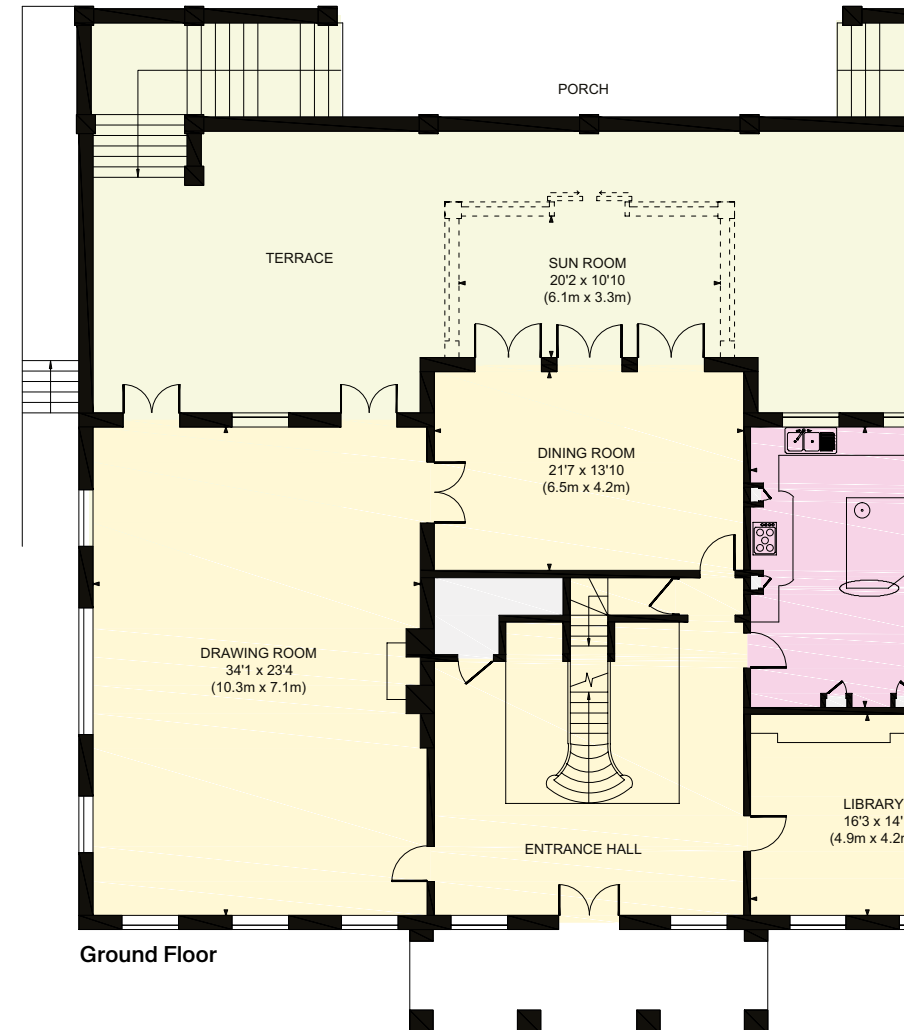
Garage Ground Floor



Garage First Floor

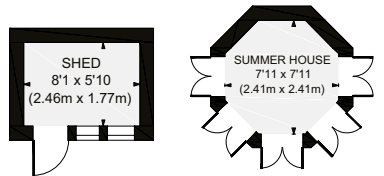


Lower Ground Floor

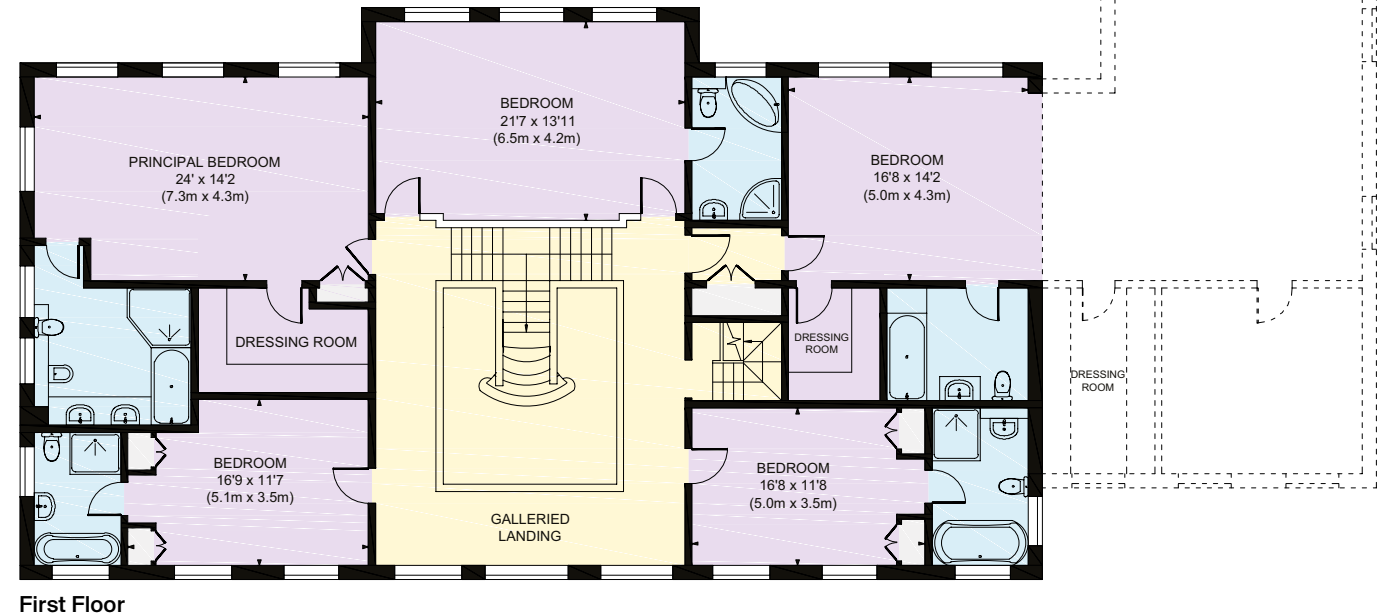
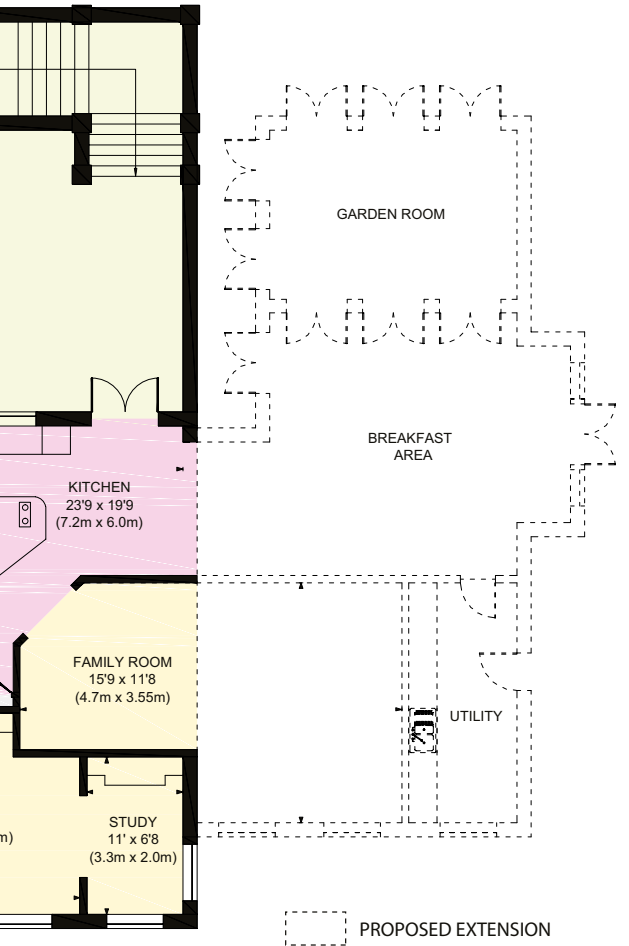
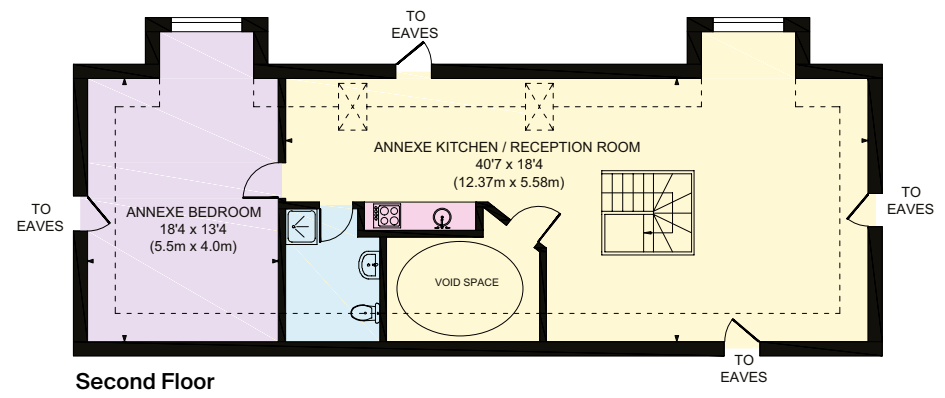


Ground Floor

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Outbuildings



Gardens and grounds

The grounds are a particular feature of the property, with privacy being key. From the entrance gate, you get a glimpse of the house and it opens to a winding driveway leading to a large circular approach, which in turn leads to a parking area to the side, garaging and staff flat. The rear gardens, which face west, are dramatic and interesting, with a tennis court, feature ponds with fountains, a koi carp pond and a variety of formal gardens and lawned areas together with lightly wooded feature areas.

The property backs the Wentworth Golf Club, thus having no properties directly behind. Being on Portnall Rise you are central to the Wentworth main island and a short distance from the club with all the sporting and social benefits that it provides.

Location

The prestigious Wentworth Estate extends to around 1,750 acres and dates back to the early 1920s when the rural dream of developer W J Tarrant became a reality, creating large houses in beautiful mature gardens surrounding the golf course.

Lying within the green belt, the Wentworth Estate is now a sanctuary of impressive houses on quiet roads surrounded by three 18-hole championship golf courses and a 9-hole executive course. The Wentworth Club, situated in the middle of the estate, is world-renowned and has recently been the subject of a major renovation programme offering swimming pools, tennis courts, a health and leisure club, as well as superb dining.

Property information

Tenure: Freehold

Local Authority: Surrey County Council

Council Tax: Band H

EPC Rating: C





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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