



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)



Knight Frank Ascot & Virginia Water
59 High Street
Ascot
SL5 7HP
[knightfrank.co.uk](https://www.knightfrank.co.uk)

Edward Shaw
01344 293140
edward.shaw@knightfrank.com

Knight Frank Country Department
55 Baker Street
London
W1U 8AN
[knightfrank.co.uk](https://www.knightfrank.co.uk)

Stuart Cole
020 7861 5101
stuart.cole@knightfrank.com



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.

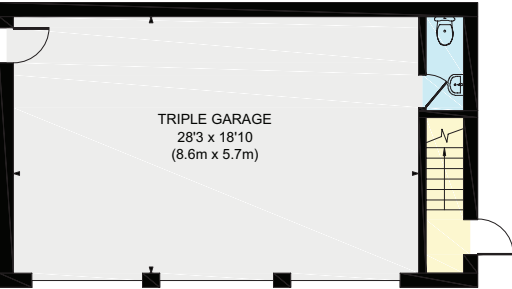
The property has good ceiling heights, underfloor heating, some air conditioning and a large indoor pool flooded with natural light. The property also benefits from planning consent allowing a ground and first-floor extension, which would further complement the already extremely positive accommodation.



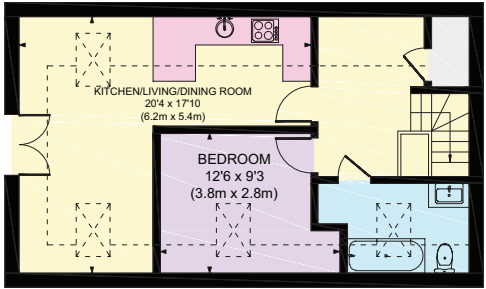


Approximate Gross Internal Floor Area
12,754 sq ft / 1,184.7 sq m (Including Proposed Extension)
Lower Ground Floor: 3,562 sq ft / 330.9 sq m
Ground Floor: 2,467 sq ft / 229.23 sq m
First Floor: 2,526 sq ft / 234.7 sq m
Second Floor: 1,039 sq ft / 96.5 sq m
Garage Ground & First Floor: 1,122 sq ft / 104.2 sq m
Outbuilding: 99 sq ft / 9.1 sq m
Proposed Extension: 1,939 sq ft / 180.1 sq m

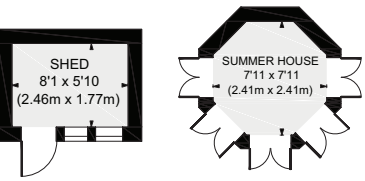
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



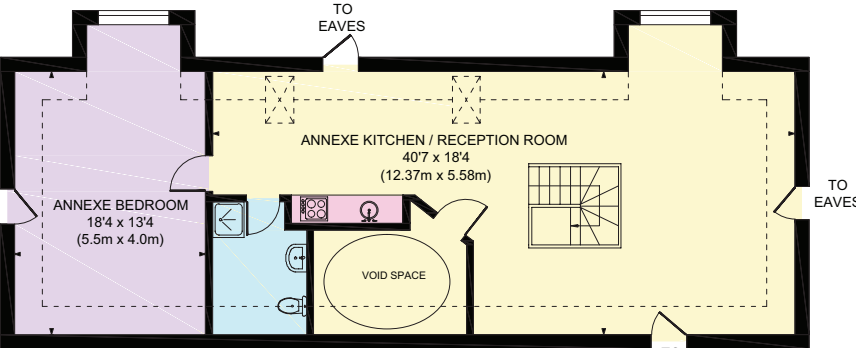
Garage Ground Floor



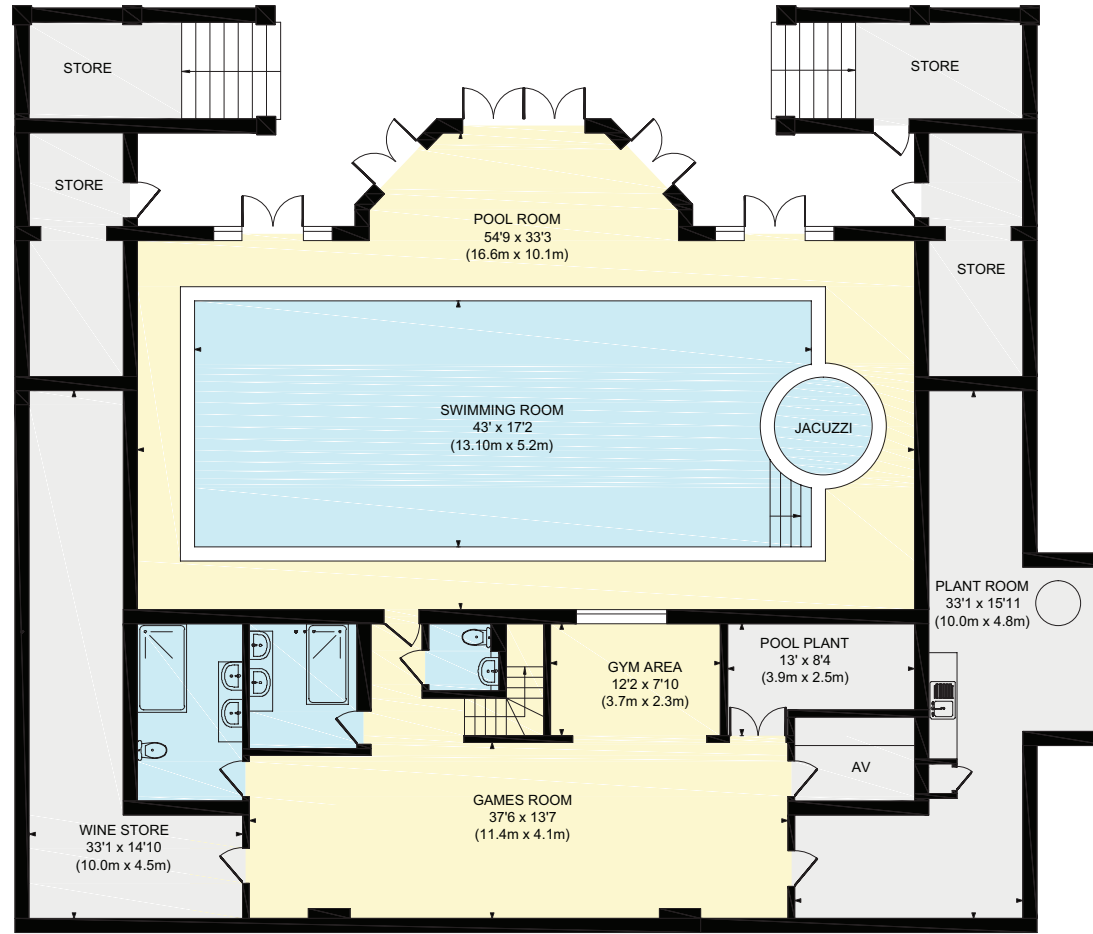
Garage First Floor



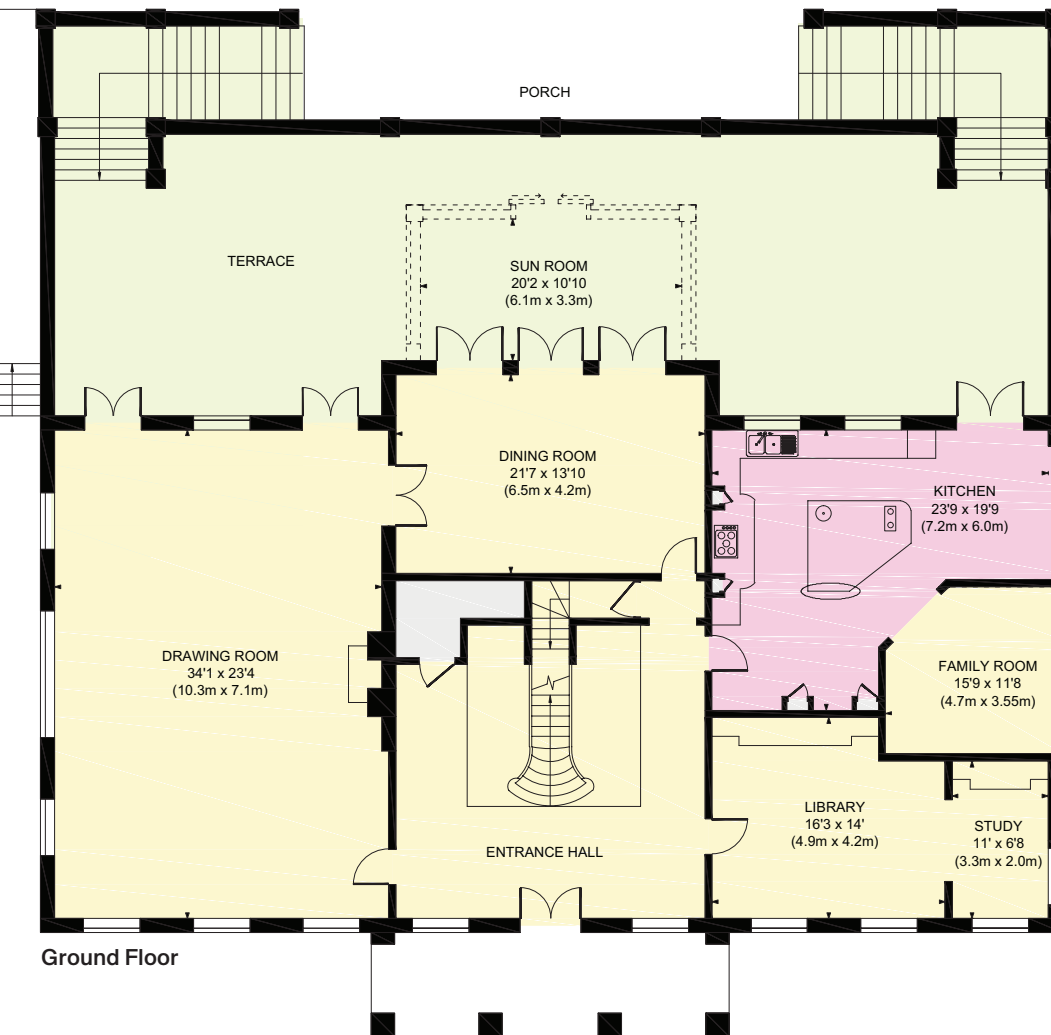
Outbuildings



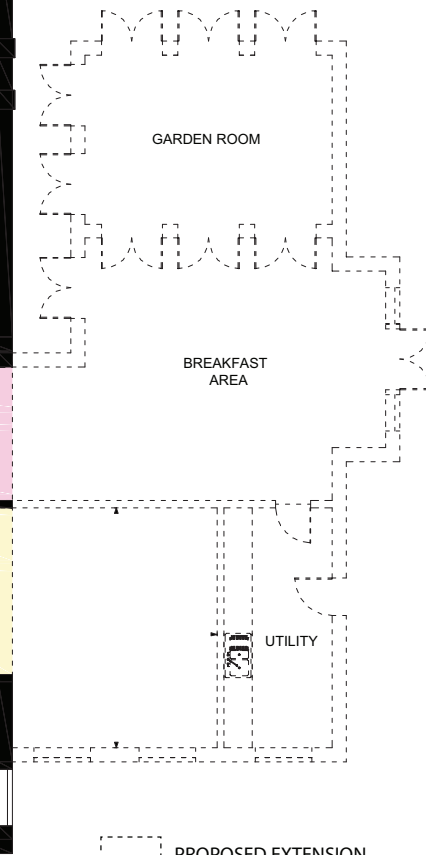
Second Floor



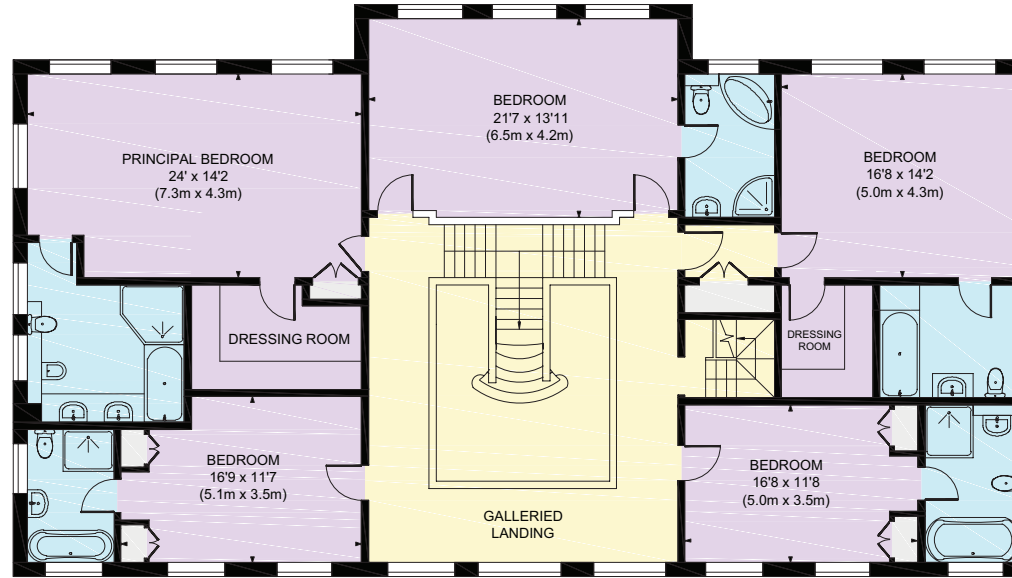
Lower Ground Floor



Ground Floor



PROPOSED EXTENSION



First Floor

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



These are CGI's of the extended property as per the planning consent

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.
Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legal/privacy-statement>.
Particulars dated February 2025. Photographs and videos dated February 2024.
All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com

