



Home Farm, Wentworth, Surrey

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An extremely rare opportunity to purchase an **incredible property** extending to 2.26 acres backing the 18th of the West course in the heart of the Wentworth Estate.

**Summary of accommodation**

**Main House**

**Ground Floor:** Entrance hall | Drawing room | Orangery | Dining room  
Family room | Kitchen/breakfast room | Pantry | Utility/laundry  
Boot room | Bin store | Plant | Two WC's

**First Floor:** Principal bedroom suite | Guest bedroom suite | Three further bedrooms | Family bathroom

**Secondary Cottage**

**Ground Floor:** Sitting room | Dining room | Kitchen | Shower room with WC | Attached garage

**First Floor:** Two bedrooms | Bathroom

**Barn**

**Ground Floor:** Grand vaulted party room | Wine store | Further store  
Kitchenette | Shower room | WC

**First Floor:** Mezzanine/study area

**Gardens and grounds**

Beautiful private and landscaped gardens with koi pond, maturing trees and extensive garden

**In all about 2.26 acres**

**Distances**

Virginia Water station 1 mile, M25 (J13) 3 miles, Heathrow Airport 12 miles, Central London 24 miles  
(All distances are approximate)



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## Situation

The 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 1920s 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 outdoor, restaurants, tennis clubs, health and spa and provides a community hub for its members. Home Farm 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.



## Home Farm

Home Farm has not been on the market for over 30 years and represents a unique and a once in a generation opportunity to purchase an incredibly special property in the heart of the Wentworth Estate. Its mature boundaries and location make it very special and it is highly unusual to have access off two roads within the Estate, namely Wentworth Drive and Pinewood Road.

Home Farm consists of a thatched five bedroom home set over two floors overlooking its beautiful main gardens along with a separate detached cottage which has its own private gardens, parking area and garaging.

There is also a large barn extending to over 2,000 sq. ft used for entertaining and offices which has its own kitchen and WC/shower facilities as well as a bar.

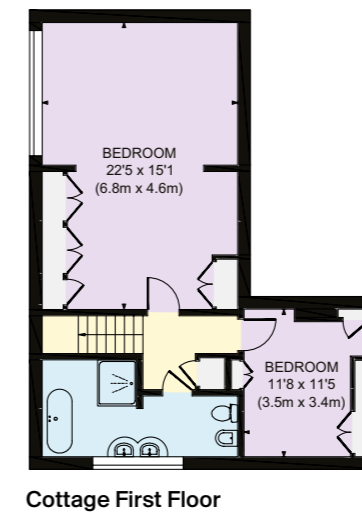
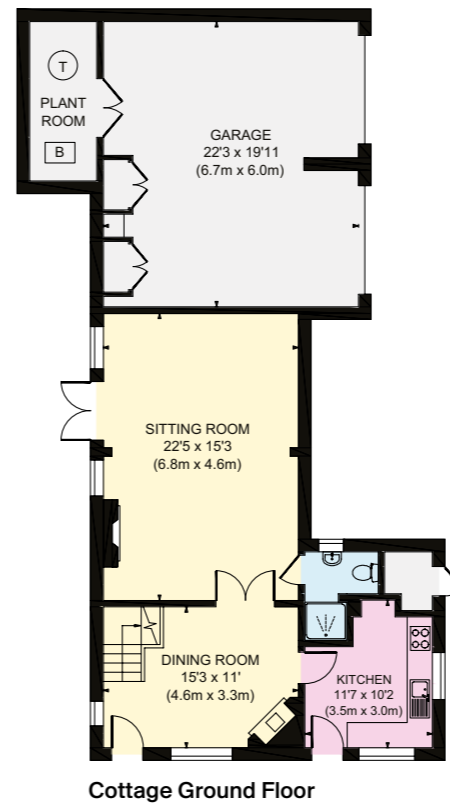
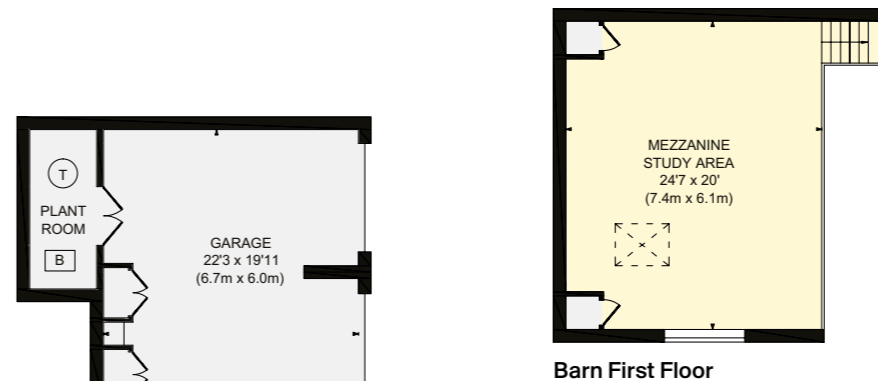
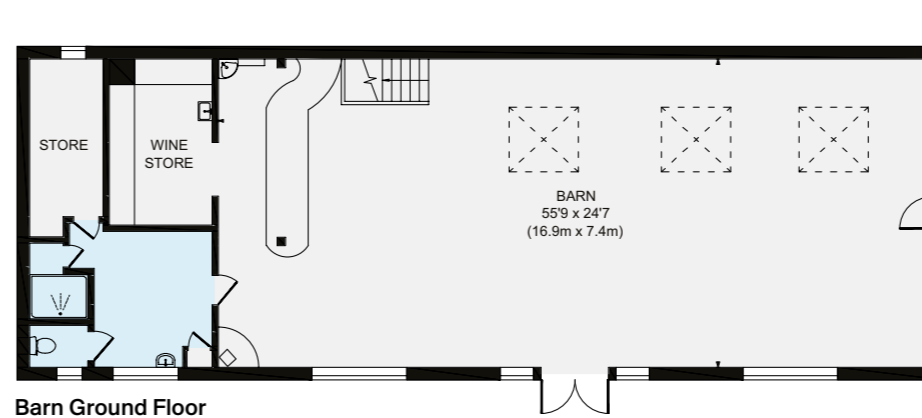
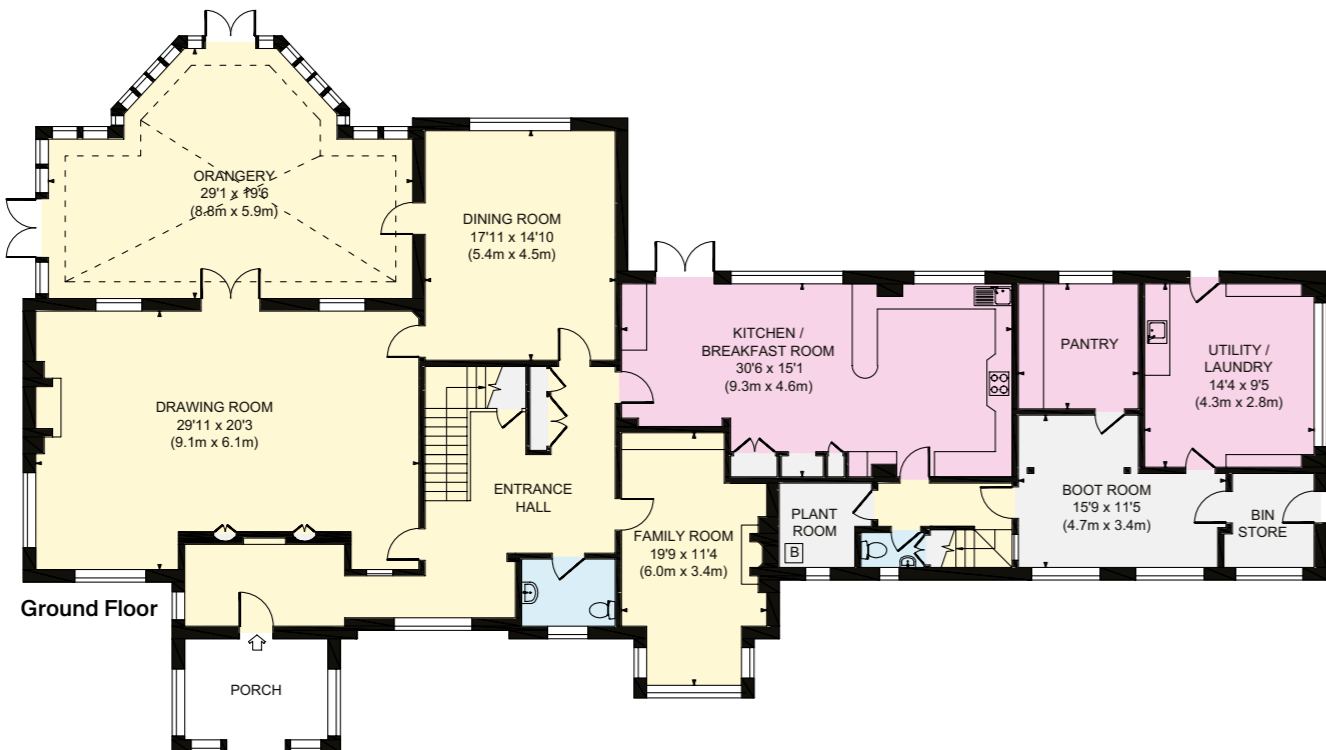






Approximate Gross Internal Floor Area  
 Main House 5467 sq. ft / 507.90 sq. m  
 Cottage 1761 sq. ft / 163.66 sq. m  
 Barn 2195 sq. ft / 203.96 sq. m  
 Total 9423 sq. ft / 875.52 sq. m

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.



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





## Gardens and grounds

Home Farm's grounds are a true adventure and provide a degree of maturity, privacy and seclusion, rarely seen on the Wentworth Estate. There are lots of mature specimen trees, a koi carp pond, several lawned gardens and secluded areas as well as a tennis court, swimming pool and a separate private walled garden for the secondary cottage. Dotted throughout the grounds are various seating areas. In all about 2.26 acres.

## Directions

From the Wentworth Golf Club House turn right over the first hole and proceed alongside the 18th fairway. With the two entrances, you can either continue along Wentworth Drive where the driveway will be found on the right handside just before access to the 18th, or you can turn first right into Pinewood Road where the second entrance to Home Farm will be found on the left handside just before you cross the 18th fairway.



## Viewings

All viewings strictly by appointment only through the vendors' sole selling agent, Knight Frank LLP.

## Property information

**Tenure:** Freehold

**Local Authority:** Runnymede Borough Council

**Council Tax:** Band H

**EPC Rating:** TBC



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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Particulars dated September 2024. Photographs and videos dated September 2024.

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