



# BEECHWOOD HOUSE

South Drive, Wentworth, Virginia Water, Surrey



# AN ATTRACTIVE FAMILY HOME SET IN 2.75 ACRES OF STUNNING GROUNDS ON THE WENTWORTH ESTATE

Offering excellent potential to either refurbish or redevelop under the consented permission.

## Summary of accommodation

**Ground Floor:** Entrance hall | Three reception rooms | Kitchen/Breakfast room | Conservatory | Two WCs | Office | Indoor swimming pool  
Pump room | Shower room | Utility | Kitchen | Reception room

**First Floor:** Principal bedroom suite with dressing room and en suite bathroom | Four further bedrooms with en suites | Bedroom | Shower room

**Second Floor:** Bedroom with en suite

**Outbuildings:** Garage | Separate annexe with reception room, bedroom, kitchen and bathroom

**Distances:** Virginia Water 1.4 miles, M3 4 miles, Ascot 6.5 miles, M4 (J4b) 7 miles, M25 (J13) 6.7 miles  
Heathrow Airport 10.4 miles, Central London 26.2 miles  
(All distances and times are approximate)

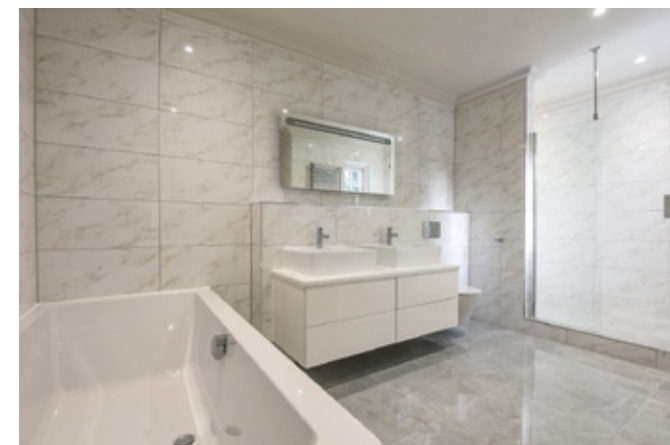


## DESCRIPTION

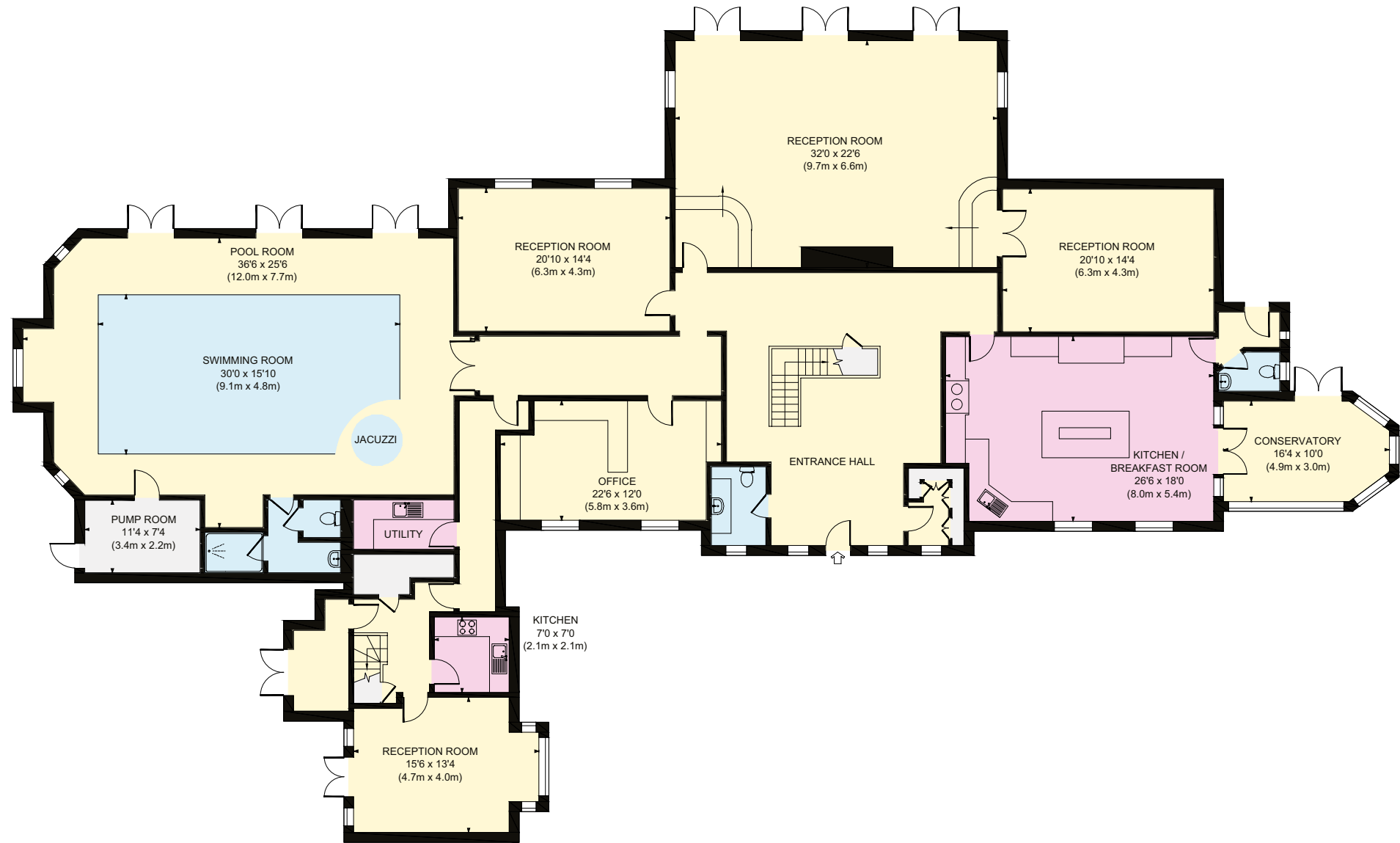
The property is located on the 'Main Island' of the world renowned Wentworth Estate in Surrey. Occupying a wonderful level plot of around 2.75 acres, the current property is arranged over three floors all above ground and extends close to 9,800 sq ft approximately and benefits form a south backing aspect. This includes six generous bedroom suites, multiple reception rooms, an indoor swimming pool and detached garaging with self contained staff accommodation.

The property offers an excellent opportunity to to refurbish and modernise, and may be extended subject to the usual planning consents.

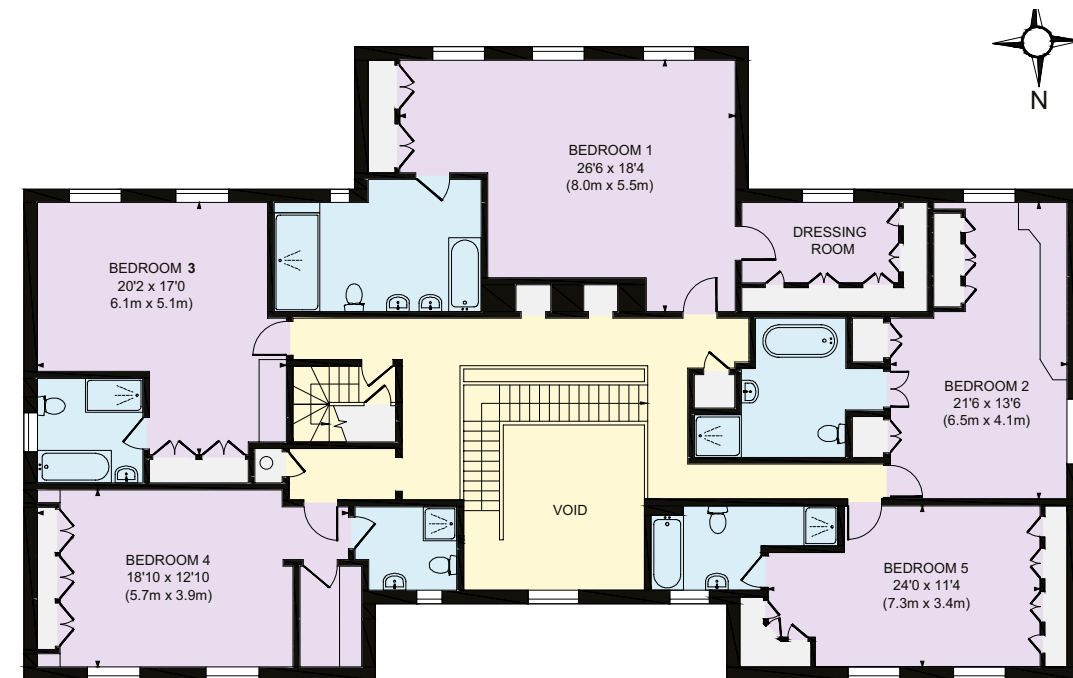
In February 2024 planning was granted by Runnymede BC under application number RU.23/1370 for the construction of a replacement dwelling. The proposed scheme provides approximately 20,000 sq ft of accommodation arranged over three floors in a neo classical design.



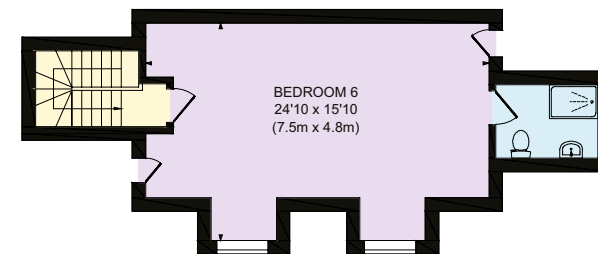




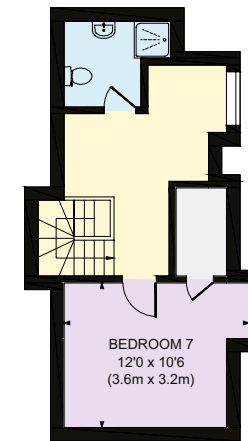
Ground Floor



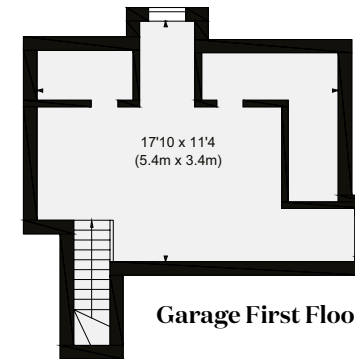
First Floor 1



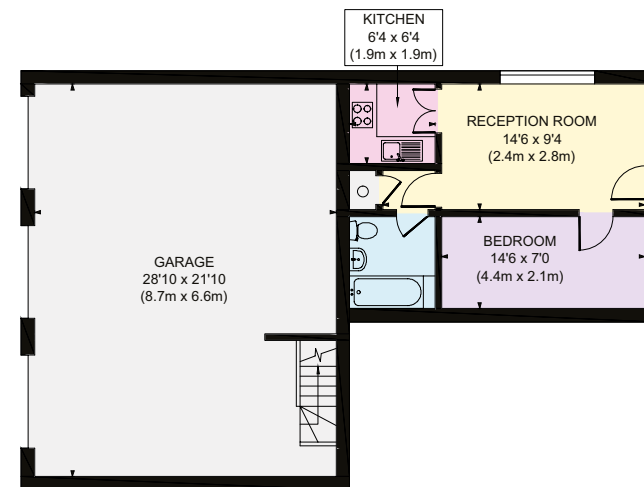
Second Floor



First Floor 2



Garage First Floor



Garage Ground Floor

Approximate Gross Internal Area  
Main House 8497 sq. ft / 789.32 sq. m  
Garage 1331 sq. ft / 123.68 sq. m  
Total 9828 sq. ft / 913.00 sq. m

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.

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

# 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:** Runnymede Borough Council

**Council Tax:** Band H

**EPC:** D



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