



Cedar Springs

Wentworth, Surrey





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GU25 4PZ

Brand new Palladian-style house in an excellent setting within the Wentworth Estate.

Accommodation

- Impressive reception hall
- Drawing room
- Dining room
- Study
- Library
- Professional kitchen
- Utility room
- Lift to all floors
- Master bedroom suite with dressing room and his and hers bathrooms
- Four further bedroom suites
- Cinema
- Gym
- Party room with bar area
- Games room
- Wine store
- Two-bedroom staff annexe with kitchen and bathroom

- Detached pool house with changing rooms, cloakroom, kitchen and living area
- Heated outdoor swimming pool
- Garaging
- Landscaped gardens
- In all about one acre
- Potential to build an underground swimming pool or leisure complex, subject to planning permission.

Location

Virginia Water station: 0.5 mile
ACS Egham: 2 miles
TASIS: 2.5 miles
Ascot: 4 miles
M3 (J3): 3 miles
M25 (J13): 3.5 miles
M4 (J4B): 7 miles
Heathrow Airport (Terminal 5): 9 miles
Central London: 21 miles

(All distances are approximate.)





Cedar Springs

Built to a very high and exacting standard, the lavish and well-planned accommodation extends to more than 11,000 sq ft and is arranged over three floors, with the principal reception rooms leading off the impressive galleried entrance hall.

There are five bedroom suites in the main house, and the lower ground floor provides entertaining and recreational spaces with integrated technology to support day-to-day family living.

Cedar Springs is approached via electrically operated wrought iron gates which open onto a sweeping gravel driveway leading to the garaging. The remainder of the grounds are laid to well-maintained lawn and enclosed by hedging.

Situation

Educational facilities in the area include Eton College, Papplewick, Sunningdale, Brigidine, Upton House, Bishopsgate, Trumps Green Infant School, Christchurch C of E Infant School and St John's Beaumont. There are also two highly regarded international schools, ACS and TASIS.

Wentworth and Sunningdale
Smiths Lawn
Ascot and Windsor

Attractions in the vicinity include Windsor Castle, Legoland and Savill Garden.

There are beautiful country walks and horse riding in Windsor Great Park, Virginia Water Lake and Chobham Common.

Communications are excellent due to the close proximity of the M3, M4 and M25 motorways.

Train services are available from Virginia Water direct to London Waterloo.

Heathrow Airport is approximately 9 miles away.

Specification

The specification is especially high and includes a full air conditioning system providing rapid heating and cooling throughout.

The kitchen includes a comprehensive range of Wolf and Sub-Zero equipment.

Bathrooms feature fittings from Blanco and Villeroy & Boch.

The home entertainment system has been installed by iHomes.

Externally, the gardens and grounds have been professionally designed by Anna Pavard.

Gardens

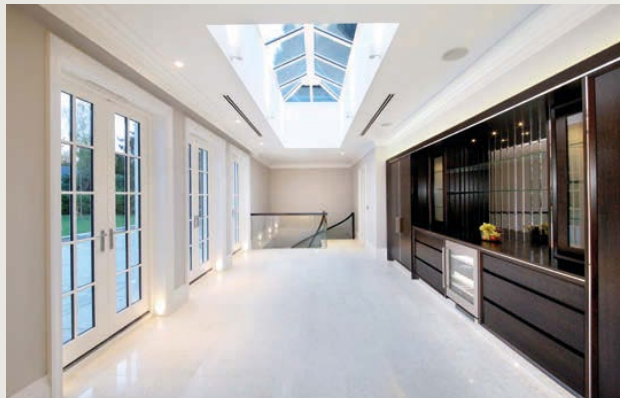
The rear garden is a key feature of the property and includes a full-width sun terrace with exterior lighting.

To the side is a large heated outdoor swimming pool, alongside a substantial pool house with changing rooms, kitchen and party area.

The remainder of the gardens are laid to level lawn and bordered by mature shrubs, trees and hedging.







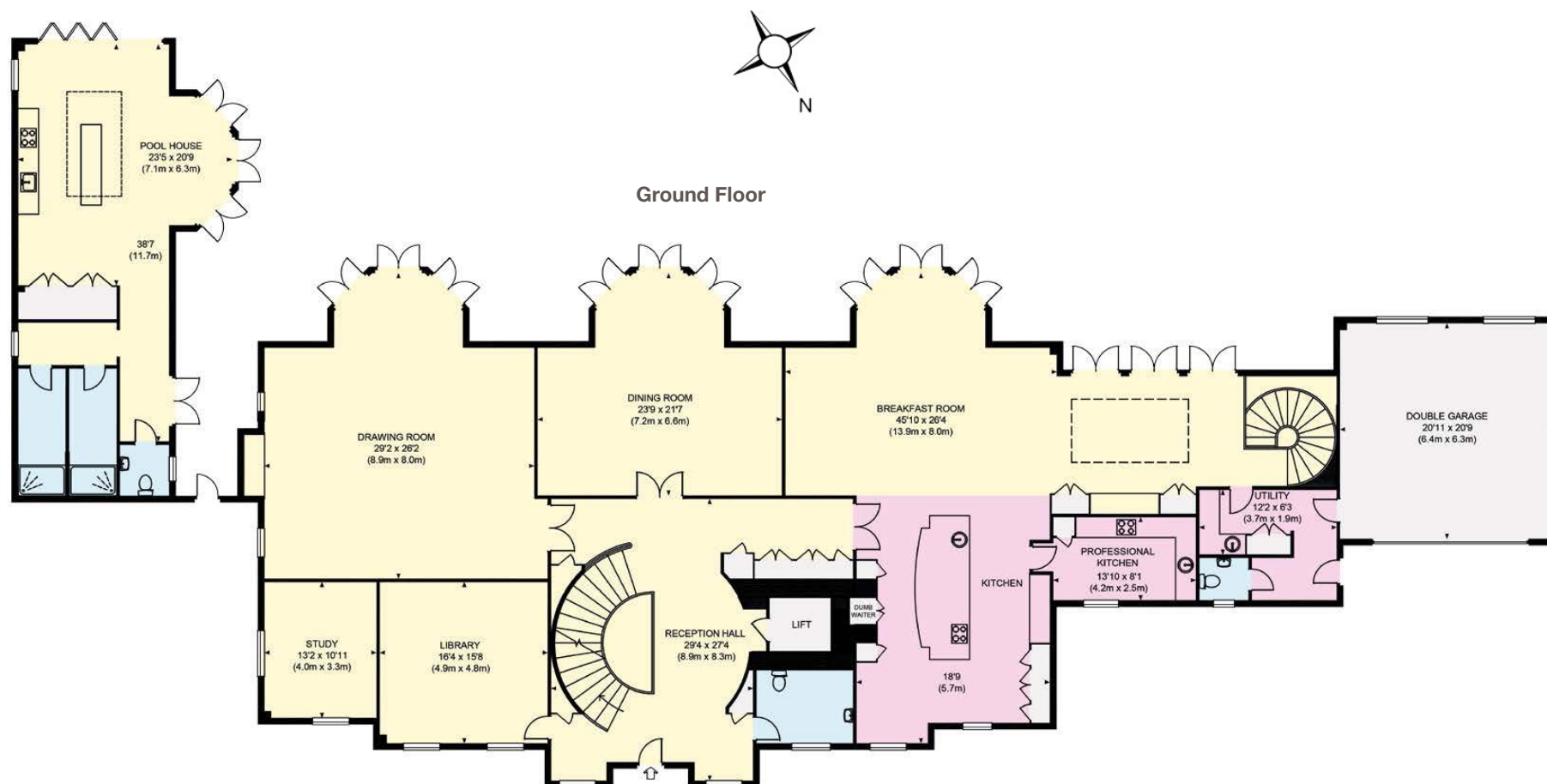


- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Terrace
- Recreation

Approximate Gross Internal Floor Area

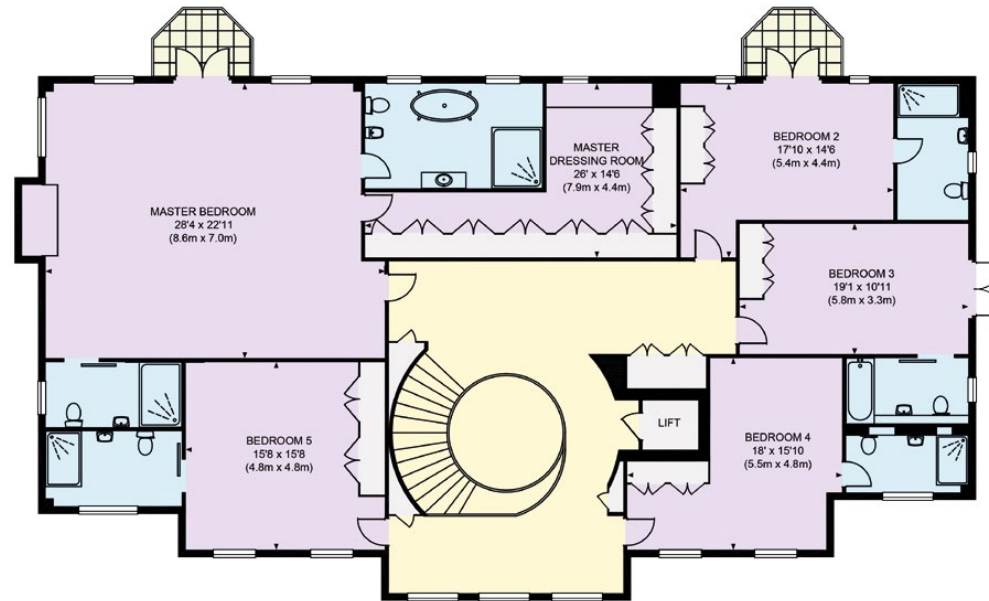
Main House: 10,389 sq ft / 965 sq m

Pool House: 699 sq ft / 65.0 sq m

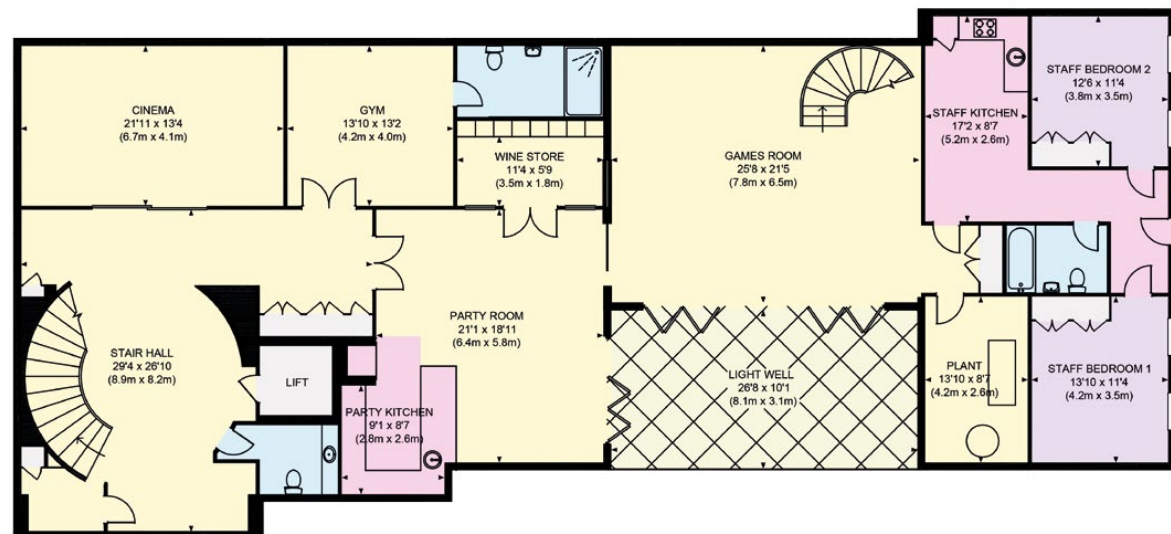


This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

First Floor



Lower Ground Floor



Approximate gross internal floor area

Main house: 10,389 sq ft / 965 sq m

Pool house: 699 sq ft / 65 sq m

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Services

The property has mains electricity, gas, water and drainage.

Local authority

Runnymede Borough Council
+44 (0)1932 838383

Fixtures and fittings

All items usually known as tenant's fixtures and fittings, whether mentioned or not, are excluded from the sale. Certain items may be available by separate negotiation.

Postcode

GU25 4PZ

Directions

From Barton Wyatt's offices in Virginia Water, turn left onto Christchurch Road. At the roundabout, take the second exit into Spring Woods. Follow the road around to the right and then to the left. Cedar Springs will be found on the right after the turning to Stuart Way.

Viewings

Viewings are strictly by appointment via the vendor's sole agent.

Important notice

These particulars are not an offer or contract, nor part of one. You should not rely on statements by Barton Wyatt, whether verbal or written, as being factually accurate about the property, its condition or its value.

Neither Barton Wyatt nor any joint agent has authority to make representations about the property. Any information given is provided without responsibility on the part of the agents, seller or lessor.

Photographs show only certain parts of the property as they appeared at the time taken. Areas, measurements and distances are approximate.

Any reference to alterations or use of the property does not imply that planning permission, building regulations or other consents have been obtained. Buyers or lessees must satisfy themselves that all requirements have been met.

The VAT position relating to the property may change without notice.

Photographs taken September 2016.

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