



MORNINGTON HOUSE

WENTWORTH ESTATE

BUCKINGHAMS



# Mornington House

Pipers End • Virginia Water • Surrey • GU25 4AW

£2,950,000 Freehold

A highly spacious family home of unique design enjoying an extremely private position, set down a long private drive on a lovely mature plot of almost one acre.



- |                                      |                                                    |
|--------------------------------------|----------------------------------------------------|
| • UNIQUELY DESIGNED FAMILY HOME      | • MAINS WATER, DRAINAGE, ELECTRICITY (GAS IN ROAD) |
| • OUTSTANDING, PRIVATE LOCATION      | • IMPRESSIVE LIVING SPACE OVER TWO FLOORS          |
| • AMPLE OPPORTUNITY FOR DEVELOPMENT  | • 0.97 ACRE PLOT, LONG PRIVATE DRIVE               |
| • WALKING DISTANCE TO VILLAGE CENTRE | • 2025 WENTWORTH ROAD RATE £756.49                 |

RECEPTION HALL • CLOAK/SHOWER ROOM • DRAWING ROOM • DINING ROOM • MUSIC ROOM • STUDY • KITCHEN/BREAKFAST ROOM • UTILITY ROOM • FIRST FLOOR LANDING/GAMES ROOM • MASTER & GUEST BEDROOM SUITES • TWO FURTHER DOUBLE BEDROOMS • FAMILY BATHROOM • INTEGRAL DOUBLE GARAGE

## Description

Mornington House is a superb find; occupying a plot of just under one acre and being set down a long driveway this is arguably one of the most private properties on the Wentworth Estate barring the mansions on the golf course; the house is a uniquely designed Scandinavian style home providing extremely good living accommodation and four large first floor double bedrooms with vaulted ceilings enhancing the overall feeling of space.

The location is ideal, Pipers End being a very quiet spot with a 'wooded' feeling yet within easy walking distance from Virginia Water village centre shops, restaurants and rail station.

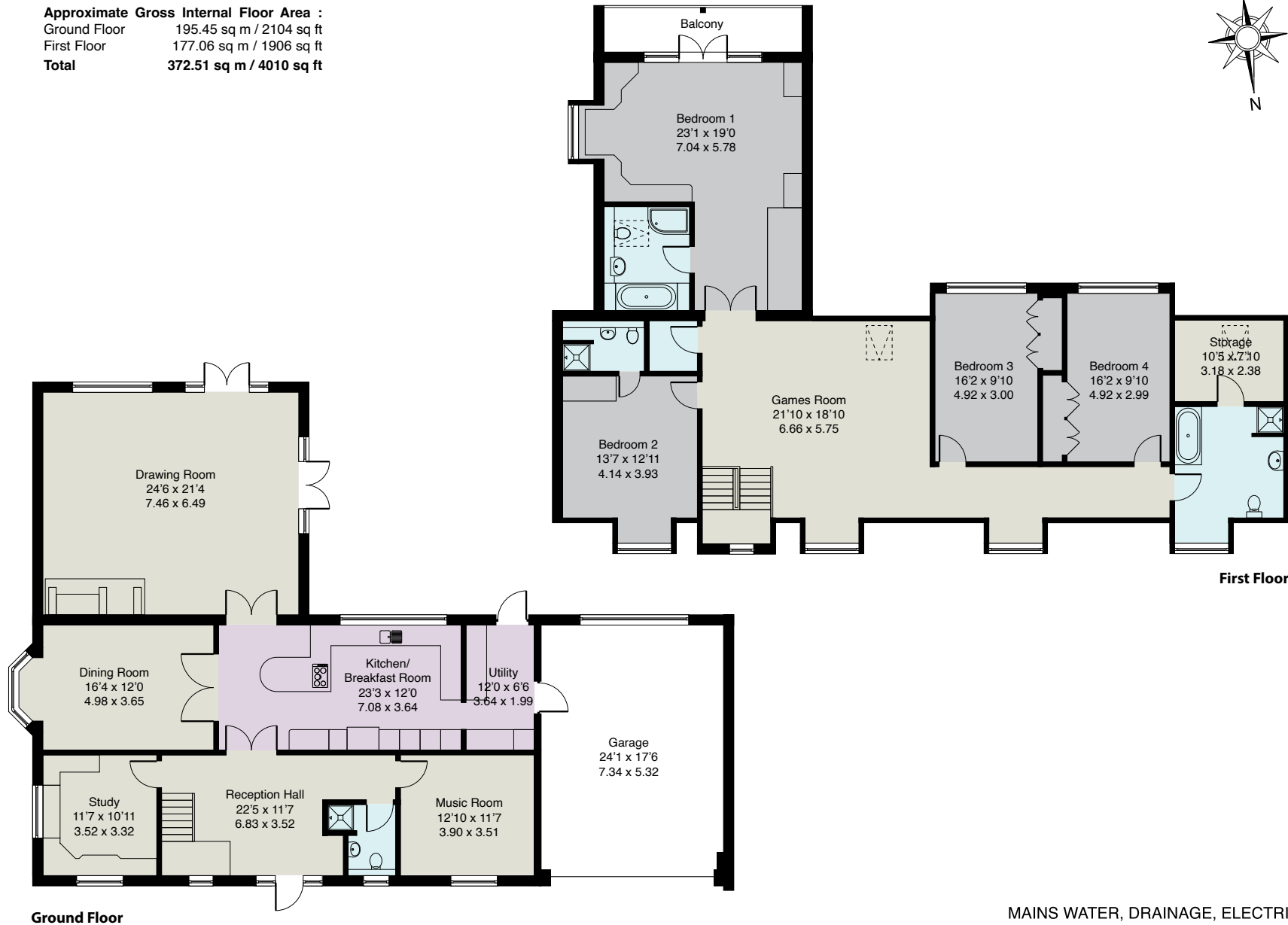
With such an expansive plot this property could suit a wide range of purchasers - whether the existing house were a perfect fit or if a buyer were looking for an ideal site to redevelop and create a grand residence this in our view could be an ideal option.

## Directions

From our offices on Station Approach, Virginia Water turn right onto Christchurch Road, take the first left hand turning into Gorse Hill Lane and then immediately turn left into Gorse Hill Road. Proceed through the Wentworth Estate barrier and follow the road for approximately 300 metres and after passing the second turning for Heath Rise turn right into Pipers End; the driveway entrance to Mornington House will be found almost at the end on the right hand side.



**Approximate Gross Internal Floor Area :**  
 Ground Floor 195.45 sq m / 2104 sq ft  
 First Floor 177.06 sq m / 1906 sq ft  
**Total 372.51 sq m / 4010 sq ft**



EPC: D65.  
 Council Tax Band H  
 MAINS WATER, DRAINAGE, ELECTRICITY (GAS IN ROAD)

**Important Notice**  
 These particulars and measurements are believed to be correct but their accuracy is not guaranteed by the Vendor or Vendor's Agents and they do not constitute any part of a contract. It is not our Company Policy to test services and domestic appliances so we cannot verify that they are in working order. The buyer is advised to obtain verification from their Solicitor or Surveyor.

Ref: MHB011011253 HPI ©2025 Not to Scale. Any Areas, measurements or distances given are maximum and approximate only, no decisions without checking should be made when reliant upon them.

01344 845050

**BUCKINGHAMS**

6 STATION APPROACH, VIRGINIA WATER, SURREY GU25 4DL • sales@buckingham.com • www.buckingham.com



**BUCKINGHAMS**