



WELLINGTON HOUSE

Nuns Walk, Wentworth Estate, Surrey

BARTON · WYATT

WELLINGTON HOUSE

Nuns Walk, Wentworth Estate, Surrey, GU25 4RT

Stunning mansion on the Wentworth Estate

Virginia Water Village 0.5 miles, M25 (J13) 3.5 miles, Ascot 4 miles, Central London 28 miles (all distances approximate)

Entrance hall ♦ Dining area ♦ Drawing room ♦ Study
Kitchen/breakfast/family room ♦ Two cloakrooms ♦ Utility room
Indoor pool complex with shower room and sauna ♦ Six bedroom suites ♦ Triple garage with annexe over ♦ Grounds of approximately one acre ♦ South facing adjoining Cabrera Trust Woodland

Situation

This stunning home is situated in a highly desirable and leafy road on the prestigious Wentworth Estate. The house is tucked away in a discreet position backing onto protected Cabrera Trust Woodland. Virginia Water is a short stroll away with its excellent shops for day to day needs, restaurants and mainline railway station with a fast service of trains to Waterloo in 42 minutes. For the weekly household shop there is an excellent Waitrose in Sunningdale and for more extensive shopping facilities, the towns of Windsor, Guildford and Kingston are all close at hand. Junction 13 of the M25 is just 3.5 miles away giving access to London, Heathrow and the motorway network. Other than the world renowned Wentworth Club, country clubs abound in the area such as Foxhills, Queenwood, Sunningdale and the Royal Berkshire. Delightful walks can be enjoyed around Virginia Water Lake which leads up to the Polo at Smiths Lawn, adjacent to Savill Gardens and Windsor Great Park beyond for riding. The area is also very well catered for by a wide choice of private prep schools, as well as two international schools, ACS in Egham and TASIS in Thorpe.

Description

This virtually brand new residence was completed in 2011 to an exceptional style and quality in this superb location. The property offers in excess of 11,000 square foot of luxury! The specification is of the highest order using individual and hand built craftsmanship. There is a superb entrance way which leads to a dining hall with casement doors onto the garden. The principle rooms lead off the main hall and there is a grand staircase to the first floor. Approached off the hall is the cloakroom, study, drawing room and magnificent kitchen/breakfast room which measures 45ft x 27ft. This room is equipped with a comprehensive bespoke range of hand painted wall and floor Shaker style cupboards with stone work surfaces and a good range of appliances including Wolf cooker, sub-zero American style fridge freezer etc. For leisure there is a superb indoor pool, and sauna. There is an annexe kitchen with a comprehensive range of cupboards and work surfaces for entertaining on a grand scale. The bathroom en-suites and cloakrooms all have Villeroy



and Bosch sanitary ware. On the first floor, there are four bedroom suites, the master bedroom suite is truly sumptuous with a sitting room, dressing area and en-suite bathroom. There is also access to the balcony overlooking the beautiful south facing grounds. On the second floor, there are two further bedrooms, both en-suite and a large storeroom.

Gardens and Grounds

The property is in private and well screened grounds of approximately one acre with a southerly aspect and this view is enjoyed from the principal rooms of the house. French doors on the ground floor lead out onto a sizeable sun terrace which stretches the width of the property and provides excellent space for al fresco dining. The main part of the garden is made up of a well maintained area of lawn surrounded by a wealth of mature shrubs and beds. To the front of the property there are wrought iron electric gates with brick piers opening onto the large driveway which leads to the triple garage with **staff flat** above. There is ample parking for vehicles.

Fixtures and Fittings

Carpets, curtains and light fittings negotiable.

Local Authority

Runnymede Borough Council – 01932 838383

Energy Rating

C72

Directions

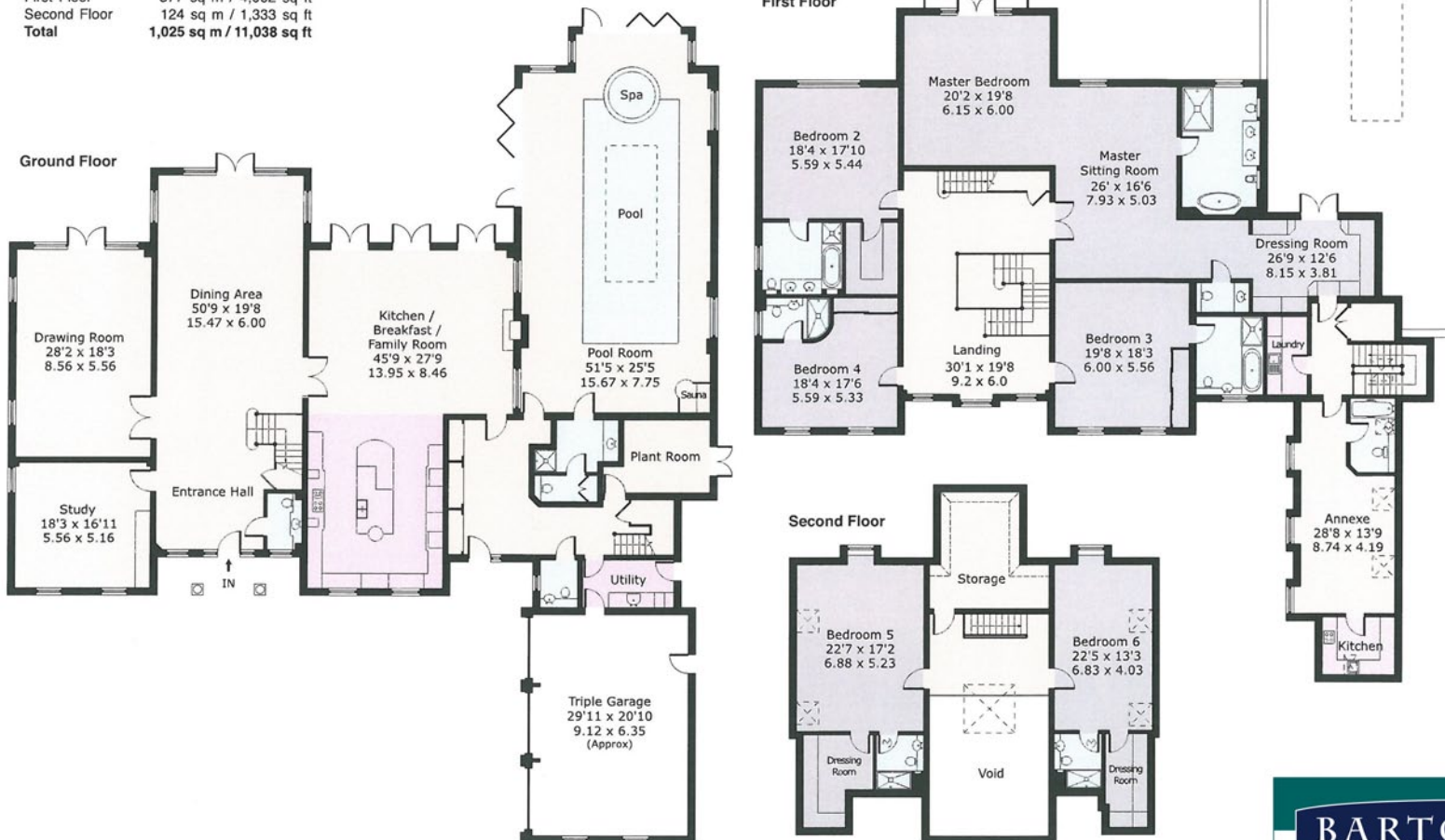
From our office in Virginia Water, turn right then right again into Abbey Road, follow this road passing the right hand bend and then after approximately 100 yards, turn left down a driveway which leads to Wellington House on the right hand side.





Wellington House, Nuns Walk, Wentworth Estate

Approximate Gross Internal Floor Area :
 Ground Floor 524 sq m / 5,643 sq ft
 First Floor 377 sq m / 4,062 sq ft
 Second Floor 124 sq m / 1,333 sq ft
 Total 1,025 sq m / 11,038 sq ft



OnTheMarket.com

BARTON · WYATT

Ref: WHB011306142 Buckingham
 HPI ©2014 Tel: 07814 00 77 21 matt@hollandphotoimaging.com
 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.

The Estate Office, 2 Station Approach,
 Virginia Water, Surrey, GU25 4DL
 Tel: 01344 843000
 Email: homes@bartonwyatt.co.uk
 www.bartonwyatt.co.uk



Important Information: These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair summary of the property. Any description or information should not be relied on as a statement or representation of fact of that the property or its services are in good condition. The photographs show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. Any reference to alterations to or us of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by an intending purchaser. All statement contained in these particulars in relation to the property are made without responsibility of Barton Wyatt or its clients. Neither Barton Wyatt (nor any joint agents) nor any of their employees has any authority to make or give any representation or warranty whatsoever to the property.