



I-CHING

Wentworth



AN EXCEPTIONAL, HIGHLY SECLUDED AND RARE RESIDENCE...

nestled within the prestigious Wentworth Estate, set in beautifully landscaped grounds of approximately 4.98 acres.

Cinema Room | Gym | Indoor Pool | Lift | Garaging | Security Lodge

			EPC
6	7	5	TBC

Local Authority: Runnymede Borough Council

Council Tax band: H

Tenure: Freehold

Guide price £9,995,000



OFFERED TO THE MARKET FOR THE FIRST TIME IN 48 YEARS.

I Ching represents a unique and distinguished offering within one of Surrey's most sought-after locations. Enjoying a highly secluded and private position, the property backs the 4th and 5th holes of the West golf course, making it a truly rare opportunity for golf enthusiasts and those seeking tranquillity alike.



OB ARCHITECTURE



OB ARCHITECTURE

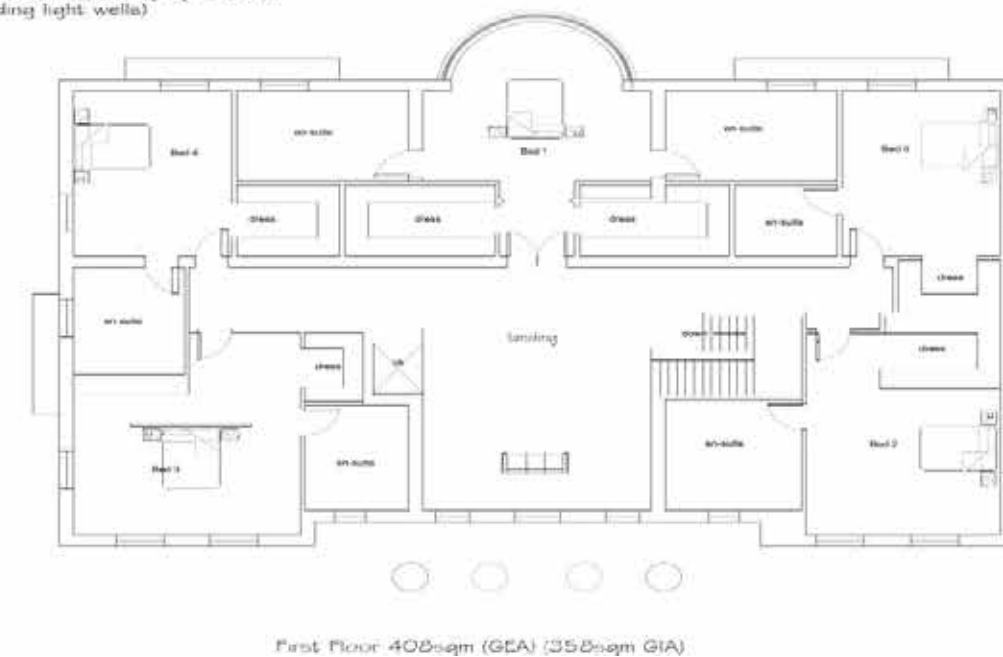
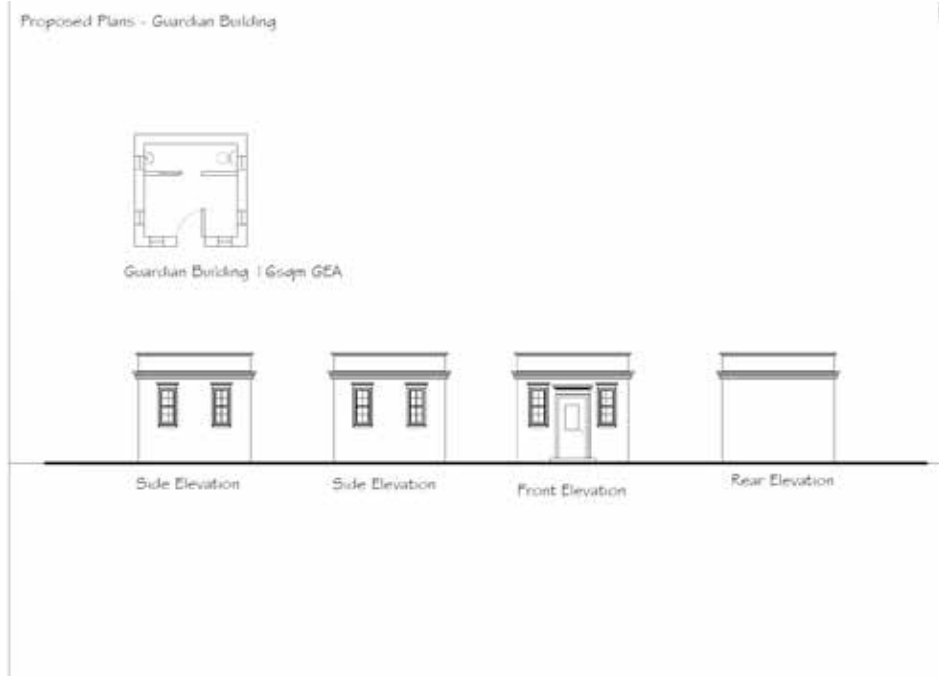


OB ARCHITECTURE



PLANNING PERMISSION

- Planning permission granted (subject to conditions)
- Planning reference - RU.25/1186
- Proposed GIA: 15,747 sqft approximate
- Proposed accommodation: 6 Bedrooms, 7 Bathrooms, 5 Reception rooms, Cinema Room, Gym, Indoor Pool, Lift, Garaging, Security lodge



These plans are 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. (ID767266)



LOCATION

Wentworth is one of the worlds finest golf and country clubs, an internationally famous 1,750 acre oasis located less than an hour from Central London. This area is renowned for its horse racing at Ascot, Windsor, Kempton, Sandown and Epsom. Polo is at The Royal County of Berkshire Polo Club, Guards Polo Club, Smiths Lawn, Windsor Great Park and Coworth Park, with golf also at Foxhills, Sunningdale and The Berkshire clubs. Schooling in the area includes several excellent choices including Eton College, Sunningdale School, Heathfield School, St George's and St Mary's at Ascot, Papplewick, St John's Beaumont, TASIS (The American School in Surrey) and ACS Egham (American Community School) and The Royal Holloway University.

Agent note: This image is for guidance purposes only and does not show the true perimeter of the land. Please also note the land continues to the left of the house out of shot.



George Pratt

+44 20 7861 1166

george.pratt@knightfrank.com

Knight Frank Country

55 Baker Street

London, W1U 8AN

knightfrank.co.uk

Edward Shaw

+44 13 4429 3140

edward.shaw@knightfrank.com

Knight Frank Ascot & Virginia Water

20 Station Approach

Virginia Water, GU25 4DW

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated <Particularsdate>, Photographs and videos dated <Photodate>. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

