



Hurlington,
6 Nuns Walk, GU25 4RT



A beautifully presented Wentworth mansion approaching 12,000 sqft with an indoor swimming pool and luxury entertainment space.

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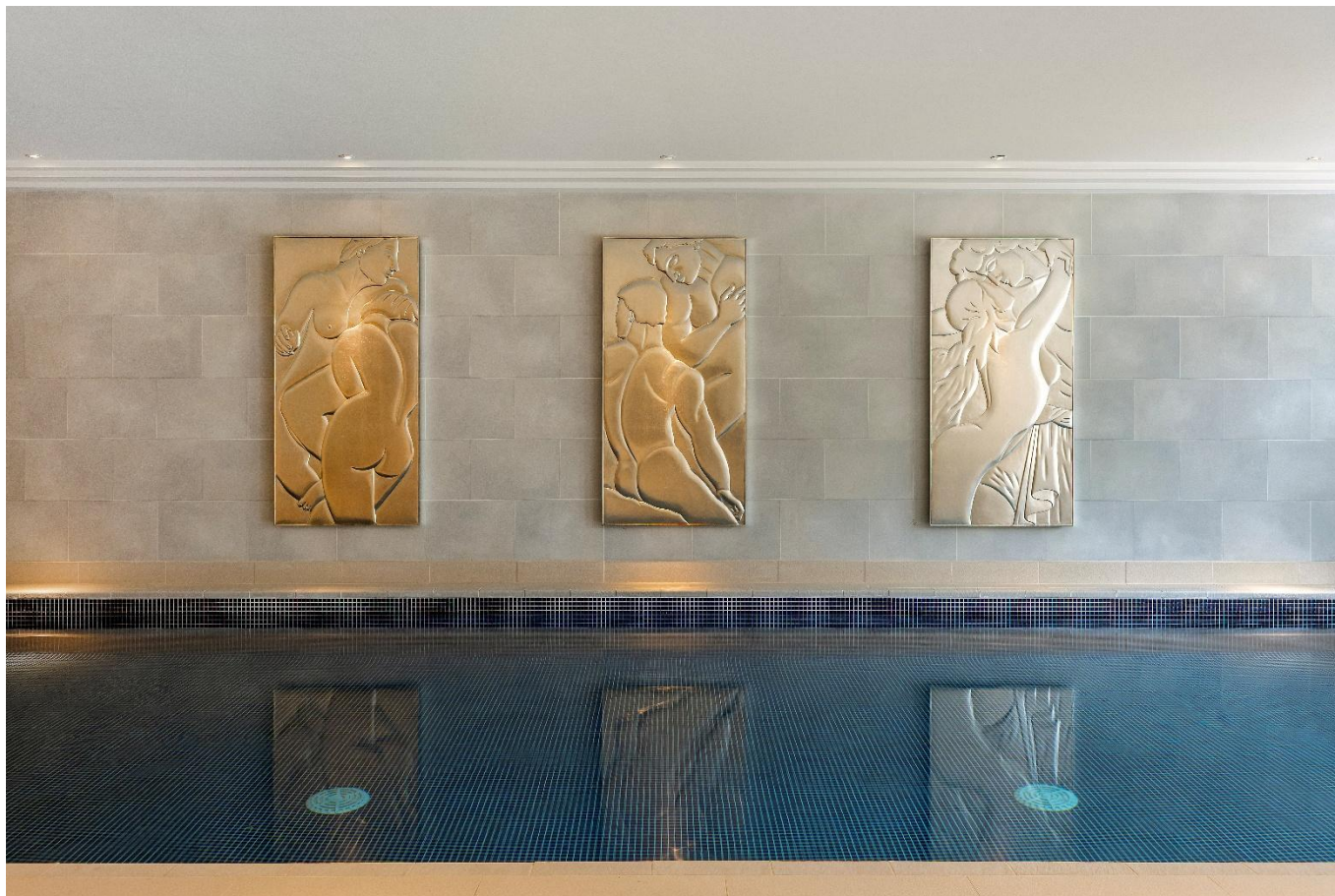
- ◆ Stunning seven-bedroom all en-suite mansion
- ◆ Leisure complex with indoor pool, gym, and sauna opening out to gardens of 0.7 acres
- ◆ Entertainment complex with full sized bar and 24-person dining room table opening out to garden
 - ◆ Large open plan Kitchen / Lounge / Dining opening out to large terrace overlooking garden and protected forest
 - ◆ South facing manicured gardens
 - ◆ Quiet Wentworth Estate location
 - ◆ Air conditioning to principal rooms

Situation

This luxurious property, built by the renowned Applegate Homes, is located within a highly sought-after private road on the prestigious Wentworth Estate - an exclusive location with a tranquil atmosphere and access to world-class sporting facilities. The property also benefits from a series of modern upgrades by the current owners.

Virginia Water and the private Wentworth Estate are situated to the south of Windsor Great Park, with its notable lake and green spaces of Savill Gardens. Sporting activities are abound throughout the area, with horse racing at Ascot and a nearby collection of impressive selection golf courses for enthusiasts. These include Sunningdale, the Berkshire and of course, the world-famous Wentworth Club which also has its own tennis, swimming and leisure/spa facilities.

The area is renowned for its excellent selection of schooling such as Lambrook, Wellington, Papplewick Preparatory School, St George's Boys School, St Mary's Girls School and ACS International in Egham. Virginia Water train station which provides direct access to London Waterloo in approximately 42 minutes and the area is well situated for Heathrow Airport (15 minutes), Farnborough Private Airport (30 minutes), Gatwick Airport (45 minutes), and the motorway network via M25 and M3.



Additional Information

Postcode: GU25 4RT

Tenure: Freehold

Council Tax Band: H

Local Authority:

Runnymede Borough Council - [01932 838383](tel:01932838383)

Services:

All mains services are connected, high speed internet:190 Mbps download (real-time approx.)

Fixtures and Fittings: Carpets, light fittings and integrated appliances included in the sale

Viewing: Strictly by appointment with Barton Wyatt:

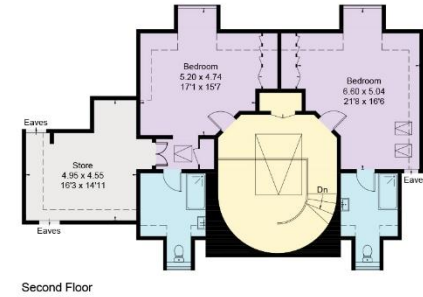
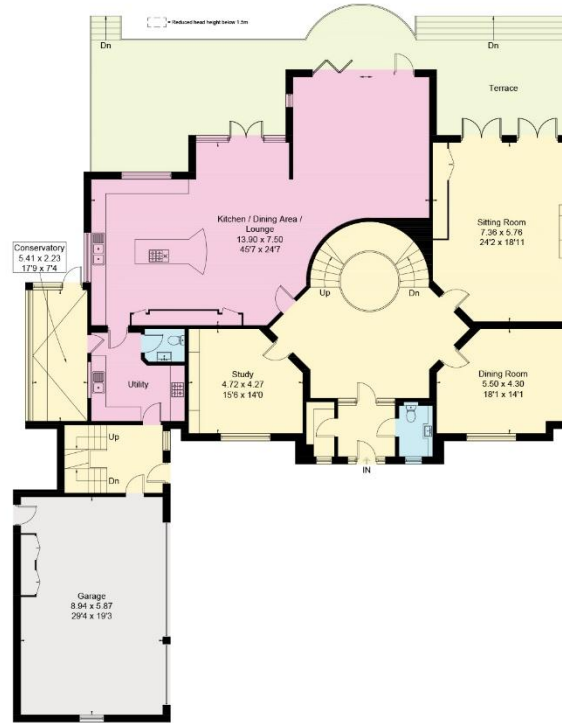
homes@bartonwyatt.co.uk
01344 843000

Energy Performance:

A copy of the full Energy Performance Certificate is available upon request.



Approximate Floor Area = 1086.7 sq m / 11697 sq ft
(Including Garage)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #96287



BARTON · WYATT

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