



WOODSHORE HOUSE

Wentworth Estate | Virginia Water | Surrey



A STRIKING LUXURY RESIDENCE ON THE WENTWORTH ESTATE WITH EXTENSIVE LEISURE FACILITIES, AIR CONDITIONING AND DIRECT ACCESS TO THE EAST COURSE.

Summary of accommodation

Lower Ground Floor: Wine Store | Cinema | Swimming pool | Sauna | Steam room | Changing facilities | Club room | Gymnasium
Spa treatment room | Staff kitchen | Laundry room | Staff accommodation | Three WCs | Garaging | Plant room

Ground Floor: Entrance hall | Drawing room | Study | Two WCs | Dining room | Kitchen/breakfast room | Family room | Utility

First Floor: Principal bedroom with dual dressing rooms and bathrooms | Four further bedrooms with en suite bathrooms

In all about 1.6 acres

Distances: Virginia Water 1.4 miles, M3 4 miles, Ascot 6.5 miles, M4 (J4b) 7 miles, M25 (J13) 6.7 miles
Heathrow Airport 10.4 miles, Central London 26.2 miles
(All distances are approximate)



DESCRIPTION

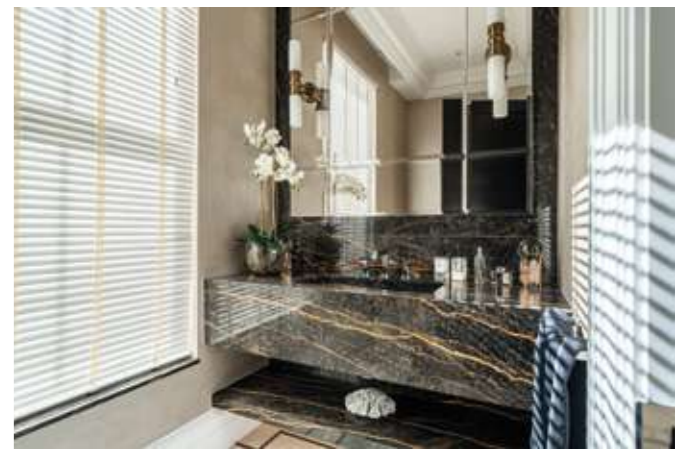
The property is located on the 'main island' of the world famous Wentworth Estate in Surrey. Completed in 2019, it has been constructed in a neo classical design and combines timeless elegance with modern technology. The property is set in a private a secluded plot of around 1.6 acres at the head of a no through road. The house is approached via electric security gates leading to an extensive forecourt and ramp to underground secure parking.

The house is arranged over three floors with five bedroom suites to the first floor, including a generous principal suite with due dressing rooms and bathrooms, with views over the grounds and beyond.

The ground floor comprises a fantastic open plan family kitchen and living space, with separate formal dining room, TV snug, formal drawing room and study.



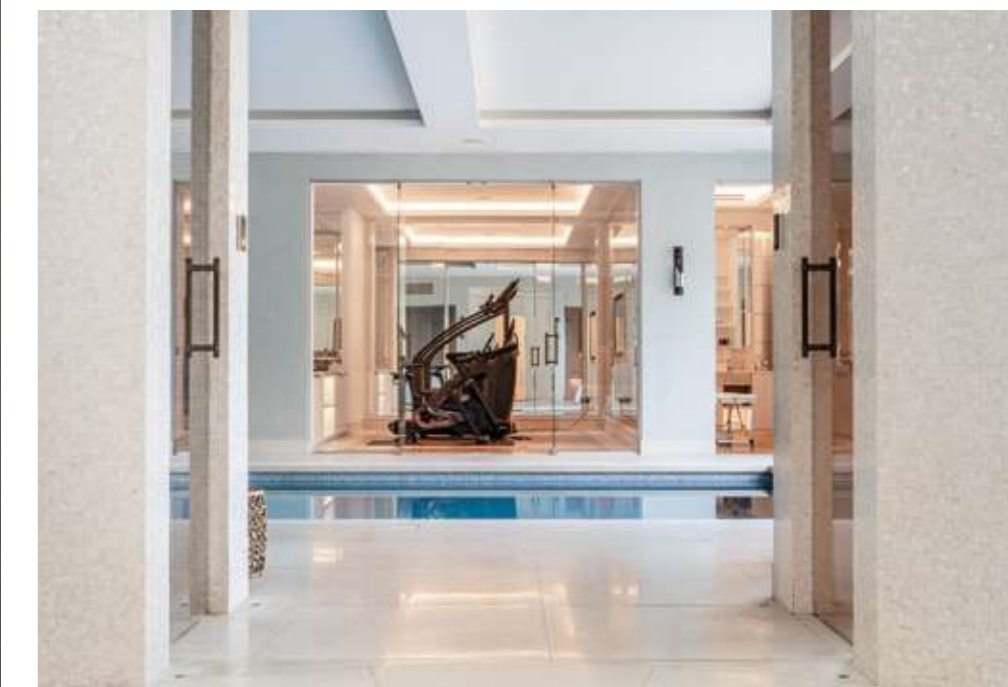






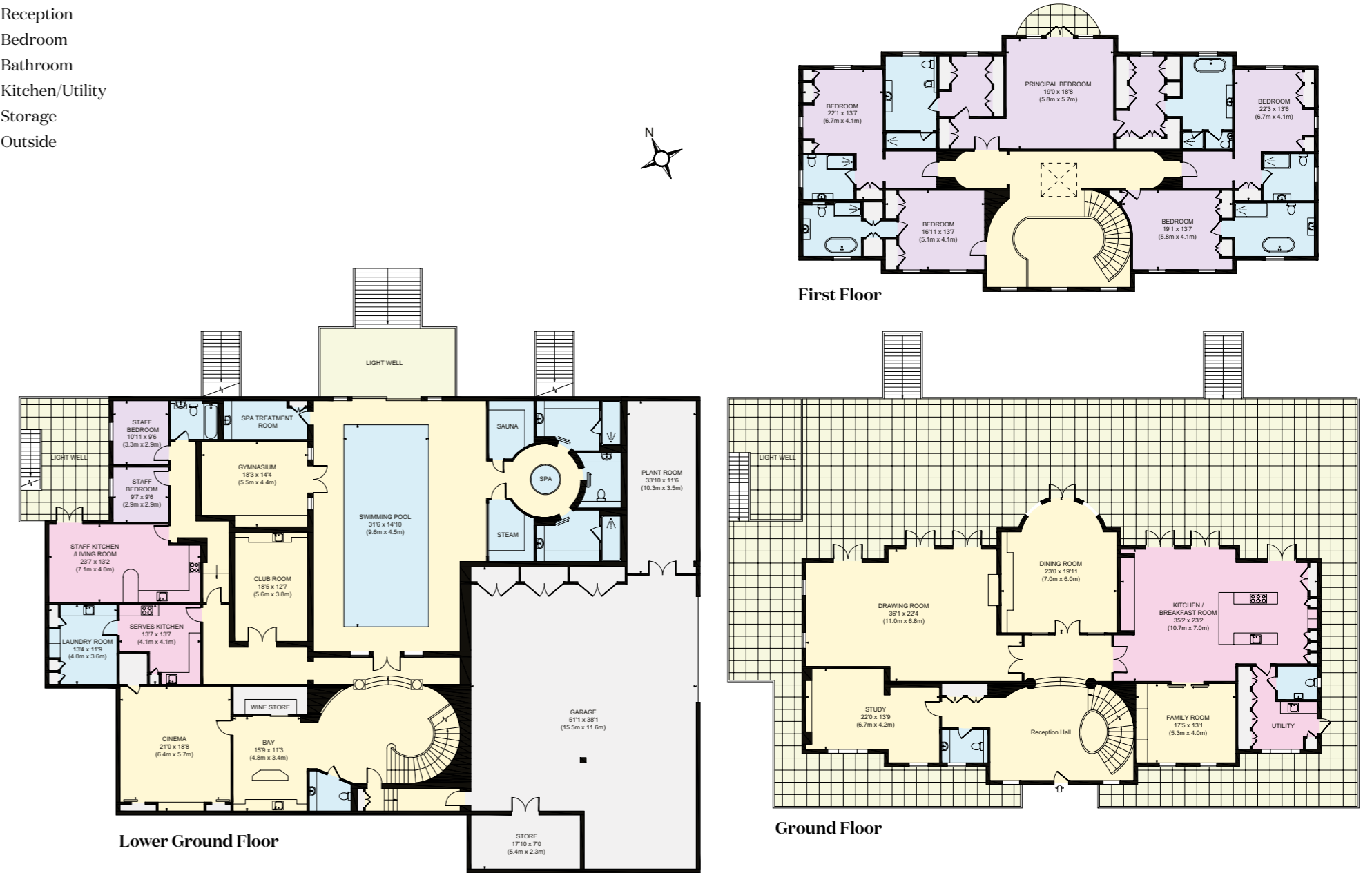
The lower ground floor offers extensive leisure facilities including large indoor pool, sauna, steam room, treatment room, spa and gymnasium, complete with showers and changing facilities. All of which have direct access to an external courtyard with steps to the lawn garden beyond. In addition, there is a bespoke bar area with temperature controlled wine room and a full size cinema room.

The lower ground also provides for a generous two bed staff apartment with its own access, back of house laundry room and prep kitchen, and access to the extensive underground parking area.





- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Approximate Gross Internal Area
 Lower Ground Floor: 694.48 sq m / 7475 Sq ft
 Ground Floor: 298.05 sq m / 3208 Sq ft
 First Floor: 291.37 sq m / 3136 Sq ft
 Total: 1283.9 sq m / 13,820 sq ft

This plan is 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.

LOCATION

The property benefits from a superb location just a short walk from the clubhouse and all the facilities the Club has to offer. Nearby Virginia Water and Sunningdale offer a good range of day to day facilities with Ascot and Windsor providing a more extensive range of shopping, recreational and business activities.

Communications are excellent with the M3 and M4 close by, giving fast access to London whilst the M25 connects with the national motorway network, as well as Heathrow and Gatwick airports. Rail connections to London Waterloo are available at Sunningdale and Virginia Water.

Schooling is exceptional with many renowned private schools such as Eton College, Papplewick, Sunningdale, St Mary's, Hurst Lodge, Brigidine, Upton House, Bishopsgate, St George's and St John's Beaumont. There are also two highly regarded International/American schools, ACS Egham and TASIS at Thorpe.

Excellent sporting and leisure facilities can be found in the local area including many well known local golf courses such as Wentworth, Sunningdale and The Royal Berkshire and Queenwood, with polo at Smiths Lawn, racing at Ascot, and horse riding and walking in Windsor Great Park.





PROPERTY INFORMATION

Tenure: Freehold

Local Authority: Runnymede Borough Council

Council Tax: Band H

EPC Rating: B

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