




GRASS DEEP

Virginia Water | Surrey



AN ELEGANT FAMILY RESIDENCE

with generous proportions and a beautifully secluded south-facing garden.

   EPC
5 2 3 E

Local Authority: Runnymede Borough Council

Council Tax band: G

Tenure: Freehold

Guide Price: £1,645,000



GRASS DEEP

Situated within a quiet cul-de-sac on the prestigious Wentworth Estate, this beautifully presented five-bedroom detached home has been recently redecorated and offers well-balanced accommodation, abundant natural light and a delightful south-facing garden. The property is further complemented by a double garage and ample off-street parking.

The ground floor provides an excellent arrangement of living space, ideally suited to both family life and entertaining. A bright family room opens directly onto the garden, creating a seamless connection to the outdoors, while a well-proportioned sitting room and separate formal dining room offer refined and versatile reception areas. The kitchen is thoughtfully fitted with a range of units, generous work surfaces and is supported by a practical utility room.





THE FIRST FLOOR & OUTDOORS

Upstairs, the property comprises five well-appointed bedrooms. The principal suite benefits from an en suite bathroom, while the remaining bedrooms are served by a family bathroom and an additional shower room, ensuring comfort and convenience for both family members and guests.

The rear garden is a particular highlight, enjoying a southerly aspect that provides sunlight throughout the day. It offers a high degree of privacy together with mature planting, creating an ideal setting for outdoor dining and relaxation.

It is noteworthy that the property has planning permission in place, offering an exciting opportunity to extend the property into a substantial six-bedroom Edwardian-style home. This provides excellent potential for growing families or developers seeking to enhance and add value.





LOCATION

The Wentworth Estate is renowned for its world-class golf courses and country club facilities, as well as its proximity to a number of highly regarded schools, including TASIS in Thorpe and ACS International School in Egham.

The area also benefits from excellent connectivity, with Junction 13 of the M25 approximately 4 miles away, providing access to Central London, Heathrow Airport and the wider motorway network.



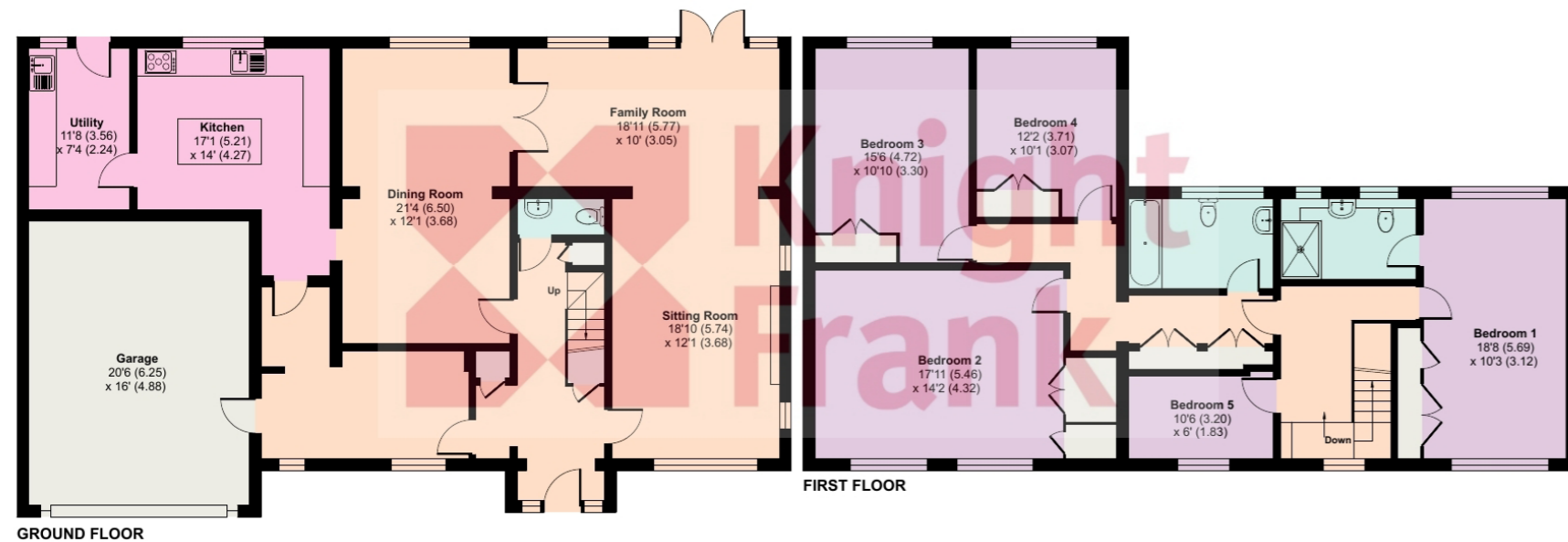
Morella Close, Virginia Water

Approximate Area = 2588 sq ft / 240.4 sq m

Garage = 328 sq ft / 30.4 sq m

Total = 2916 sq ft / 270.8 sq m

For identification only - Not to scale



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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Knight Frank LLP. REF: 1435881

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. (ID767266)

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