



Home Farm
Wentworth, Surrey





Home Farm

Wentworth, Surrey

An extremely rare opportunity to purchase an incredible property extending to 2.26 acres backing the 18th of the West course in the heart of the Wentworth Estate.

Main House

Ground Floor: Entrance hall | Drawing room | Orangery | Dining room | Family room | Kitchen/breakfast room | Pantry | Utility/laundry | Boot room | Bin store | Plant | Two WC's

First Floor: Principal bedroom suite | Guest bedroom suite | Three further bedrooms | Family bathroom

Secondary Cottage

Ground Floor: Sitting room | Dining room | Kitchen | Shower room with WC | Attached garage

First Floor: Two bedrooms | Bathroom

Barn

Ground Floor: Grand vaulted party room | Wine store | Further store | Kitchenette | Shower room | WC

First Floor: Mezzanine/study area

Gardens

Beautiful private and landscaped gardens with koi pond, maturing trees and extensive garden. In all about 2.26 acres.

Distances

Virginia Water station 1 mile, M25 (J13) 3 miles, Heathrow Airport 12 miles, Central London 24 miles (All distances are approximate)







Situation

The Wentworth Estate extends to approximately 1,750 acres and sits in the village of Virginia Water. The estate's history dates back to the early 1920s when the original developer, W G Tarrant, purchased an agricultural estate around which he created his rural dream of substantial mansion houses set in beautiful mature gardens surrounding a golf course. Today, there are three 18-hole golf courses, including the PGA Championship course and a 9-hole executive course. These are all part of the luxury Wentworth Private Members Club, which has swimming pools, indoor and outdoor, restaurants, tennis clubs, health and spa and provides a community hub for its members.

Home Farm is situated on the main island of the Wentworth Estate, the most prestigious location within the estate. Virginia Water is complimented by other nearby villages, including Sunningdale, Sunninghill and Ascot, providing wider facilities, and there is an abundance of sporting opportunities nearby, including polo, shooting, riding, walking and excellent hotel facilities; these include the Windsor Fairmont Hotel at Englefield Green and Coworth Park part of the Dorchester Collection just outside of the estate. Convenience for Heathrow and Farnborough airfields, together with an abundance of private schools in the area, all add to the attraction of living on the Wentworth Estate.



Gardens & Grounds

Home Farm's grounds are a true adventure and provide a degree of maturity, privacy and seclusion, rarely seen on the Wentworth Estate. There are lots of mature specimen trees, a koi carp pond, several lawned gardens and secluded areas as well as a tennis court, swimming pool and a separate private walled garden for the secondary cottage. Dotted throughout the grounds are various seating areas. In all about 2.26 acres.

Home Farm

Home Farm has not been on the market for over 30 years and represents a unique and a once in a generation opportunity to purchase an incredibly special property in the heart of the Wentworth Estate. Its mature boundaries and location make it very special and it is highly unusual to have access off two roads within the Estate, namely Wentworth Drive and Pinewood Road.

Home Farm consists of a thatched five bedroom home set over two floors overlooking its beautiful main gardens along with a separate detached cottage which has its own private gardens, parking area and garaging.

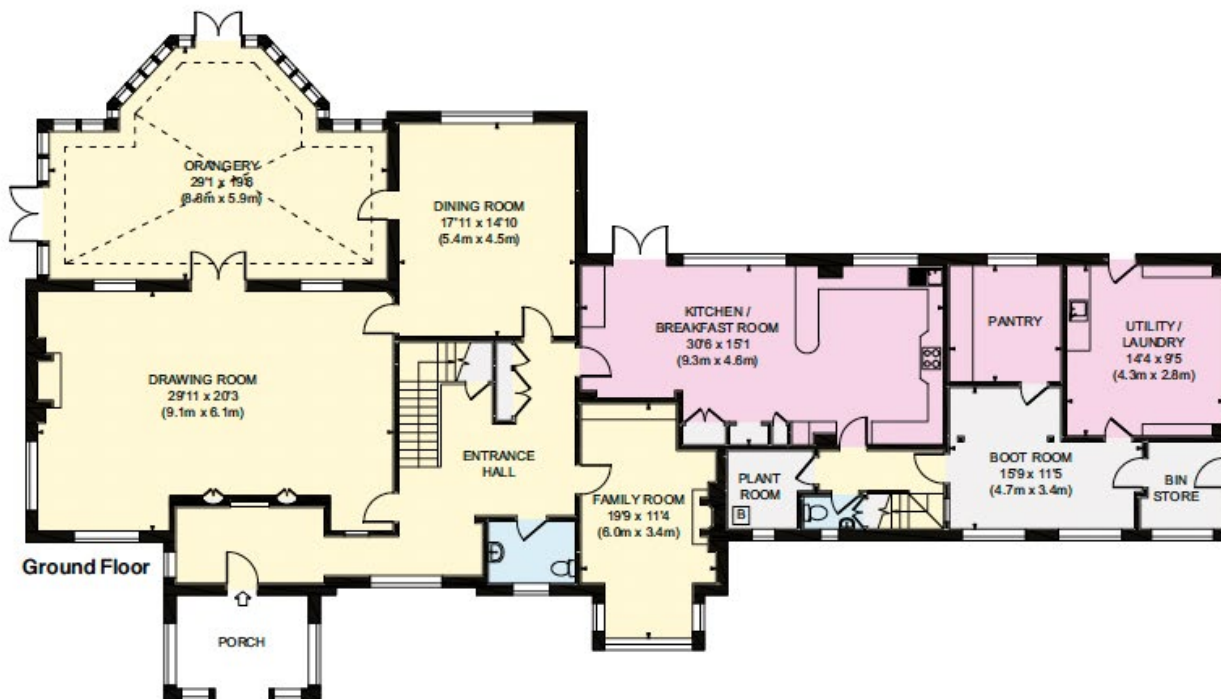
There is also a large barn extending to over 2,000 sq. ft used for entertaining and offices which has its own kitchen and WC/shower facilities as well as a bar.

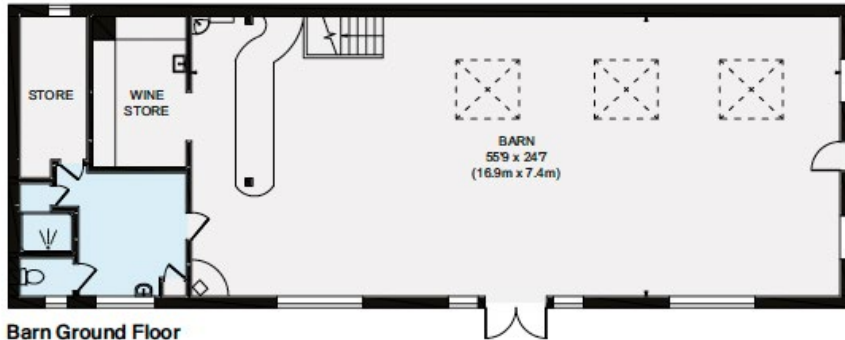






- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside





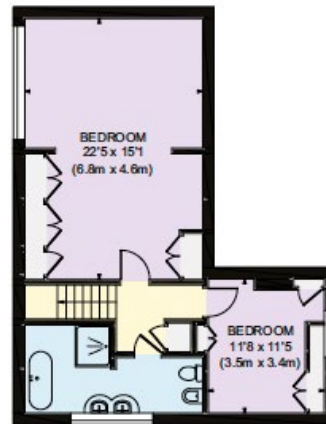
Barn Ground Floor



Cottage Ground Floor



Barn First Floor



Cottage First Floor

Property Details

Local Authority

Runnymede Borough Council

Tenure:

Freehold

Tax band

H

Approximate Gross Internal Floor Area

Main House 5467 sq. ft / 507.90 sq. m

Cottage 1761 sq. ft / 163.66 sq. m

Barn 2195 sq. ft / 203.96 sq. m

Total 9423 sq. ft / 875.52 sq. m

This plan is for guidance only and must not be relied upon as a statement of fact.



BARTON
WYATT

The Estate Office, Station Approach,
Virginia Water, Surrey, GU25 4DL

01344 843000

sales@bartonwyatt.co.uk

bartonwyatt.co.uk