



The Shrubbery

Badgers Hill, Wentworth Estate, Surrey GU25

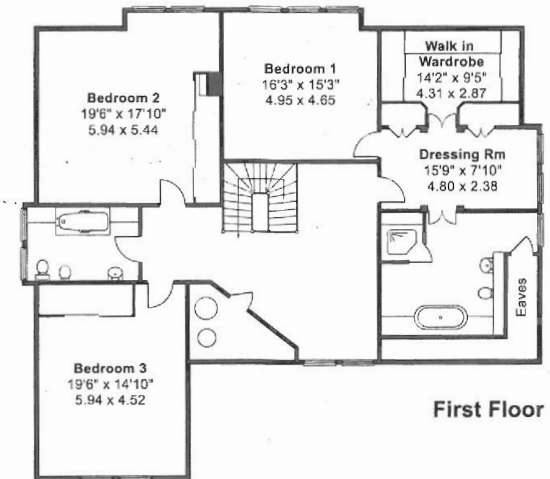
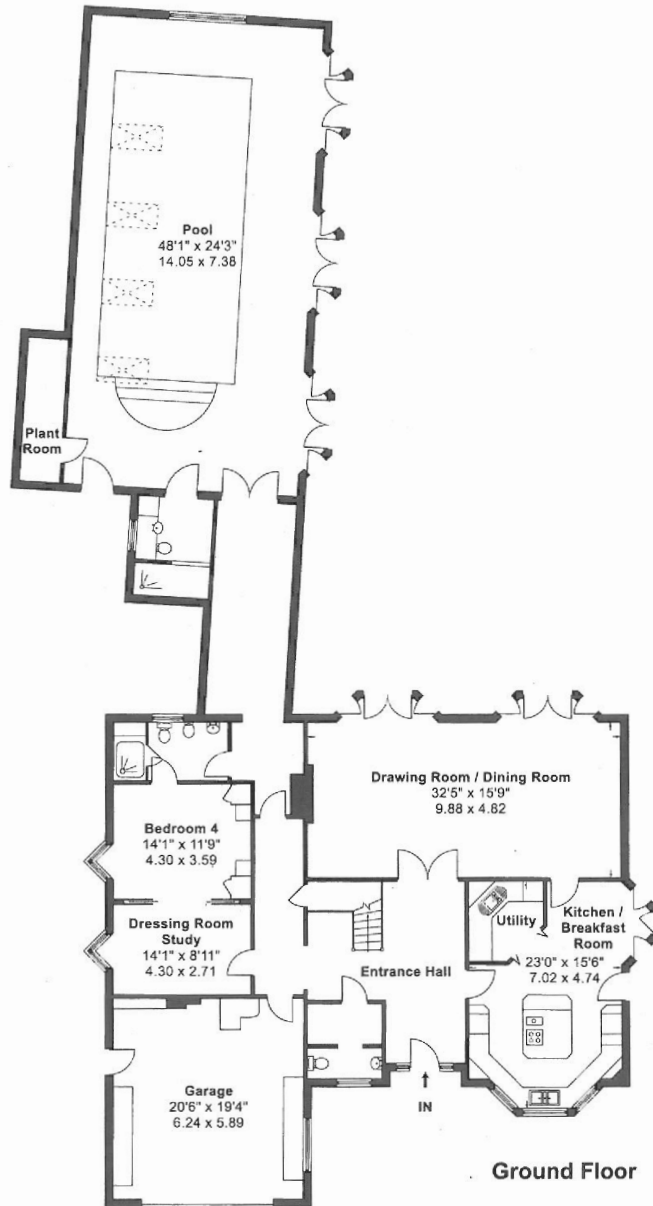






4 Badgers Hill, Wentworth Estate

Approximate Gross Internal Floor Area :	
Ground Floor (incl pool)	351.14 m ² / 3780 ft ²
First Floor	176.54 m ² / 1900 ft ²
Total	527.68 m² / 5680 ft²





An immaculately presented home with adaptable accommodation and a magnificent indoor swimming pool complex set in beautifully maintained south west facing gardens of approximately 0.45 acres in all backing onto the Cabrera Trust Woodland Nature Reserve. Just a short walk away are both the picturesque shopping parades of Virginia Water with excellent shops, restaurants and mainline railway station as well as the Wentworth Clubhouse.

HALL, CLOAKROOM, DRAWING/DINING ROOM, KITCHEN/BREAKFAST ROOM, UTILITY ROOM, 4 BEDROOMS, (MASTER BEDROOM WITH EN-SUITE DRESSING ROOM AND BATHROOM), FAMILY BATHROOM, GROUND FLOOR BEDROOM FOUR WITH EN-SUITE SHOWER ROOM CONNECTING TO DRESSING ROOM, STUDY, DOUBLE INTEGRAL GARAGE, MAGNIFICENT INDOOR SWIMMING POOL COMPLEX WITH CHANGING/SHOWER FACILITIES, SUPER GARDENS OF APPROXIMATELY 0.45 OF AN ACRE.

LOCAL AUTHORITY

Runnymede Borough Council – 01932 838383

TENURE

Freehold

EPC

D61

COUNCIL TAX BAND

G

SERVICE CHARGE

Annual Wentworth Residents Charge

FIXTURES AND FITTINGS

Fitted carpet, curtains, light fittings and kitchen appliances negotiable.

SERVICES

The property has mains gas, electricity, water, drainage and full alarm system and electronic shutters.

The property is superbly located within the Estate and is within walking distance of the Wentworth Clubhouse as well as the picturesque shopping parades of Virginia Water with excellent shops, restaurants and mainline station with a train service to London Waterloo in approximately 45 minutes. Walks can be enjoyed around the private roads within the Wentworth Estate and Virginia Water Lake, the Savill Garden and Windsor Great Park where Polo is played during the summer months on Smiths Lawn. The Wentworth Estate is most famous for its golf courses and country clubs around the area as well as schooling for children of all ages including TASIS in Thorpe and ACS at Egham. For weekly household shopping, there is a large Waitrose in Sunningdale or Sainsbury's in Staines and more extensive shopping facilities will be found in Windsor, Guildford or Kingston upon Thames. Junction 13 of the M25 is approximately 4 miles away giving access to London, Heathrow and the motorway network.

4 Badgers Hill is a unique and superbly presented home with adaptable accommodation set over two floors incorporating a magnificent indoor swimming pool complex amounting to 5,680 square feet in all. The property is set behind electronically operated wrought iron gates in beautifully maintained and tended gardens of approximately 0.45 acres in all with a sunny south westerly aspect and backing directly onto the Cabrera Trust Woodland Nature Reserve, a coveted and tranquil location. The house has whitewashed internal walls and wooden flooring giving this house a lovely clean spacious feel, similar to a Dutch house. There is a well fitted out Kitchen with utility room leading off. The living room is open plan with a feature fireplace. The upstairs has large bedrooms and a spacious landing. Security shutters have been fitted for peace of mind when travelling away. There is an internal vacuum system housed in the double garage. The house has a low maintenance front garden and is private and secluded, a rare find. The plot could lend itself to re development at a later stage if required, STPP

DIRECTIONS

From our office in Virginia Water, turn left onto Christchurch Road and second left into Virginia Drive. Proceed to the very end of Virginia Drive turning right at the T Junction into Badgers Hill and number 4 will be found on the left hand side shortly after passing Brock Way on the right hand side.

IMPORTANT NOTICE

These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair summary of the property.

Any description or information should not be relied on as a statement or representation of fact or that the property or its services are in good condition.

The photographs show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only.

Any reference to alterations to or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by an intending purchaser.

All statements contained in these particulars in relation to the property are made without responsibility of Barton Wyatt or its clients.

Neither Barton Wyatt (nor any joint agents) nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property.

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