



WINDSOR LODGE

Wentworth | Surrey



A FANTASTIC FAMILY HOME, RECENTLY REFURBISHED TO THE HIGHEST STANDARD ON THE EXCLUSIVE WENTWORTH ESTATE

Summary of accommodation

Galleried reception hall | Cloakroom | Study | Family room | Drawing room | Dining room | Kitchen | Breakfast room | Store | Utility room | Plant room

Pool plant room | Indoor swimming pool complex

Fantastic principal bedroom suite with dual dressing room and luxurious en suite bathroom | Five further bedroom suites over two floors

Second floor kitchenette and roof terrace

South- facing landscaped gardens and grounds | Garaging for three cars with three phase/22kw EV charging and self-contained annexe/office above

Air conditioning to principal rooms | Newly fitted air source heating and hot water system

Approximate gross internal floor area 9,501 sq ft (882.67 sq m)

In all about 0.79 acres (0.32 hectares)

WINDSOR LODGE

A luxury residence of excellent proportions extending to about 9,500 sq ft, Windsor Lodge has recently been refurbished throughout to the highest specification. This architect designed home is built to grand proportions with an imposing exterior, complemented by an interior featuring state of the art systems.

From the galleried reception hall with marble flooring and sweeping marble staircase to the stylish fitted kitchen by Extreme Design, with Gaggenau appliances, this fantastic property simply exudes elegance and quality.

The reception rooms are spacious, well-arranged and cater for entertaining on a grand scale. The property is equally well suited for family living with an exceptional principal bedroom suite with dual dressing room and unique octagonal en suite bathroom. There are five further bedroom suites arranged over two floors. On the second floor there is a kitchenette and roof terrace.



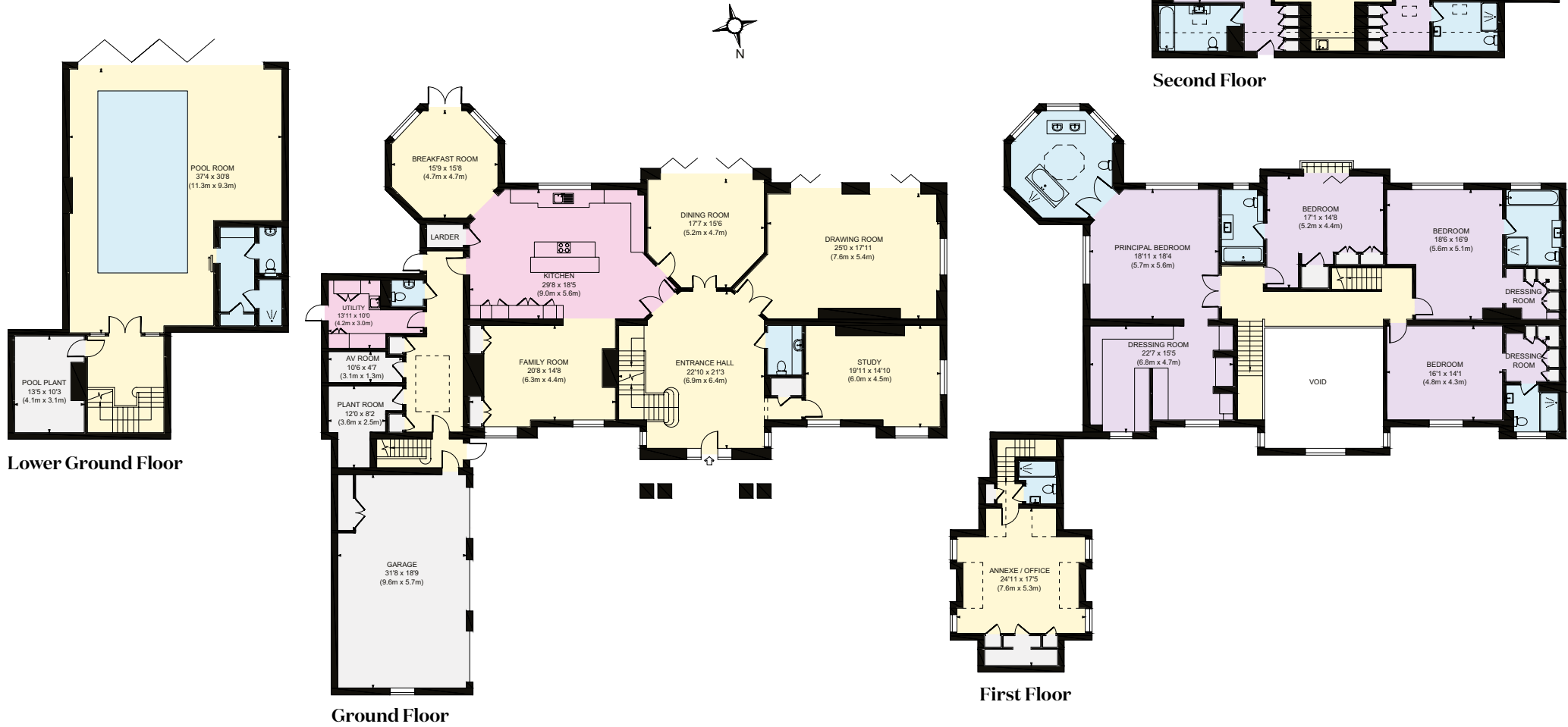


On the lower ground floor is the fabulous indoor swimming pool complex with changing facilities and bi-fold doors opening onto the south-facing entertaining terrace. On this level there is potential to extend into the existing voids to create two rooms which could be used for a multiple range of leisure purposes, for example, a gymnasium or cinema.

By combining all of these features, environmentally friendly technologies and high quality materials the current owners have created a truly magnificent, energy efficient and luxurious home.



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



Approximate Gross Internal Area
9501 sq. ft / 882.67 sq. m

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.

GARDENS AND GROUNDS

Windsor Lodge is approached via a sliding wrought iron gate with brick piers onto a newly laid resin bound driveway. There is extensive parking to the front of the house and garaging for three cars incorporating three phase EV charging facilities.

The south-facing gardens and grounds have been professionally landscaped and are well screened on all sides by a range of mature trees, hedges, shrubs and plants.

The majority of the garden has been laid to lawn and there is an extensive entertaining terrace constructed from natural stone with steps down to a lower tier terrace.

The gardens and grounds extend in all to approximately 0.79 acre (0.32 hectares).

PROPERTY INFORMATION

Tenure: Freehold

Fixtures and fittings: All fixtures, fittings and lighting specifically excluded from the sale, but are available by separate negotiation.

Local Authority: Runnymede Borough Council: 01932 838383

Council Tax: Band H

EPC: B

Postcode: GU25 4RU

Viewing: By appointment only.



WENTWORTH, SURREY

The Estate extends to approximately 1,750 acres lying within the Green Belt. Its history dates back to the early 1920's when the visionary 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 championship golf courses, all with illustrious tournament pedigrees. In addition there is the Wentworth Club with swimming pools, restaurants, tennis courts and a health and leisure club.

The local centres of Virginia Water, Ascot and Sunningdale cater for day to day shopping requirements with the larger towns of Windsor and Camberley within a short drive.

Communications are excellent with the M3 and M4 close by, giving fast access to London, the M25 and the national motorway network, as well as Heathrow and Gatwick airports. Sporting facilities in the area are numerous and include racing at Ascot and Windsor, polo at Smith's Lawn, Windsor Great Park and the Royal County of Berkshire Polo Club at Winkfield.

Other attractions in the area are Virginia Water Lake, Windsor Castle, Ascot Heath, Thorpe Park and Legoland.

Schooling is exceptional with many renowned private schools such as Eton College, Papplewick, Sunningdale, St. Mary's, Hurst Lodge, St. George's, St. John's Beaumont and ACS Egham.

Security on The Wentworth Estate is high with residents benefiting from security barriers, ANPR camera system and 24 hour manned security.

Distances: Ascot Racecourse 5.4 miles | Guards Polo 4.5 miles
Windsor Castle 7.1 miles | Heathrow T5 8.4 miles | Central London 25.5 miles (All distances are approximate).



We would be delighted
to tell you more.

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