



Connaught
Wentworth, Surrey





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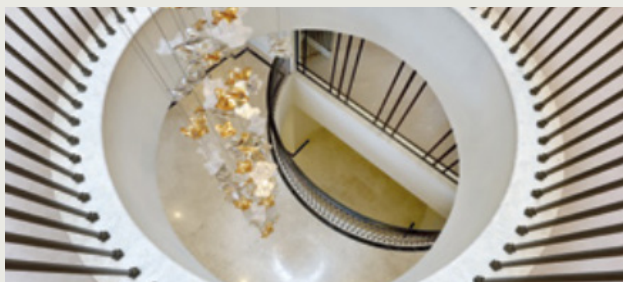
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The Estate extends to approximately 1,750 acres lying within the Green Belt. Its history dates to the early 1920's when the visionary developer, W G Tarrant purchased an agricultural estate around which he created his rural dream of substantial mansion houses set in beautiful mature gardens surrounding a golf course.

Today there are 3 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, Lambrook, St. George's, St. John's Beaumont and ACS Egham.



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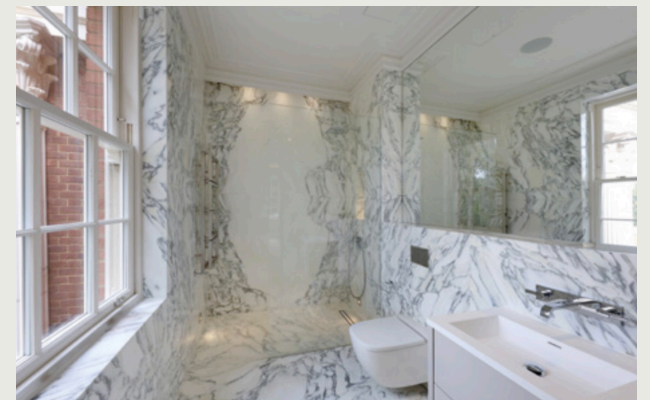
Connaught is a magnificent new residence of grand proportions which has been built to the highest specification. This grand architect designed home is built to traditional Georgian proportions with an imposing exterior, complemented by an interior featuring state of the art systems.

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



The reception rooms are spacious, well arranged and along with the bespoke bar, wine store and spacious club/games room cater for entertaining on a grand scale. The property is equally well suited for family living with an exceptional principal bedroom suite and four further bedroom suites. There is also well-appointed two bedroom staff apartment with roof terrace.







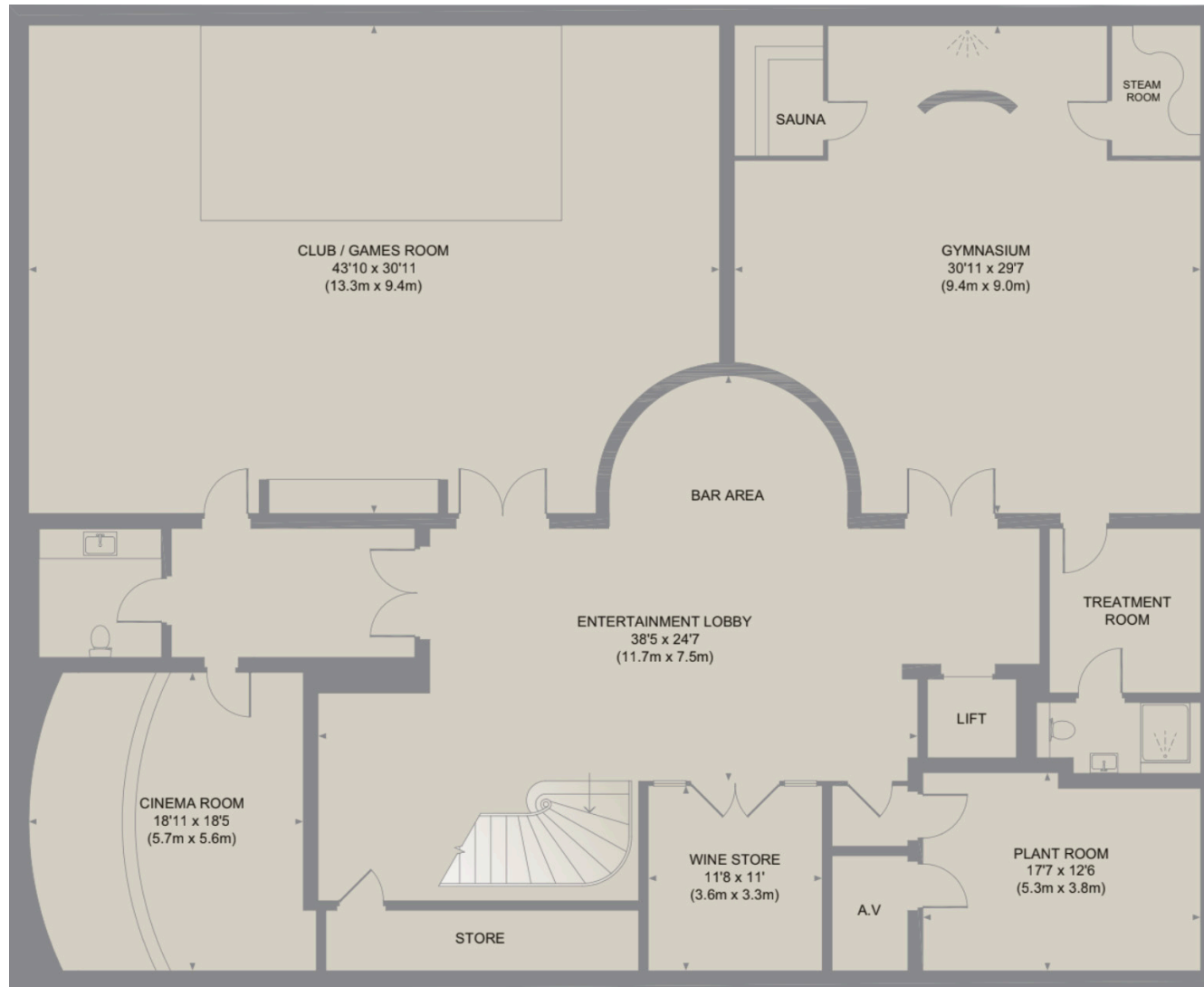
Luxurious leisure facilities include the outdoor swimming pool, two treatment rooms, gymnasium, sauna, and steam room.

By combining all of these features, environmentally friendly technologies and high-quality materials, Connaught have created a truly magnificent and opulent home.



Gardens & Grounds

Connaught is approached via electric wrought iron gates with brick piers onto a sweeping resin bonded driveway leading to an extensive parking area and garaging for five cars. The majority of the garden has been laid to lawn and there is an extensive, South-East facing entertaining terrace constructed from natural stone. Accessed from the terrace is the fantastic outdoor heated pool with raised seating area. The rear gardens overlook and adjoin 15th green of the Championship West Course. The gardens extend in all to approximately 1.42 acres (0.57 hectares).



Floor plans
Lower Ground Floor



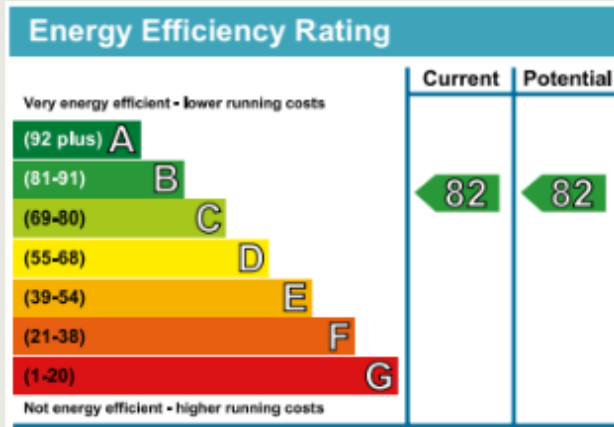
Floor plans
Ground Floor



Floor plans

First Floor

Energy Performance Rating



Property Information

Tenure: Available freehold
 Local Authority: Runnymede
 Council Tax: Band H
 EPC: B

- Traditional construction with red facing brick and Portland stone detailing
- High ceilings throughout, ground floor 3.15m, first floor 3m and basement 3.1m
- Wet underfloor heating, air conditioning and a heat recovery ventilation system throughout
- Large vaulted entrance
- Sweeping staircase with metal balustrade
- Oak finished doors and handrails
- Lift to all floors
- Bespoke coving, architrave and skirting. Coffered ceilings throughout
- Marble floor to entrance hall/dining room/kitchen and throughout the ground floor and basement
- Carpet to all bedrooms and second floor landing
- Bespoke kitchen by Extreme Design, comprising stone worktops and mixed material (higloss timber and laminate)
- Gaggenau kitchen appliances including four ovens, two warming drawers, Five ring gas hob, fridge, freezer, dishwasher and Quooker boiling tap
- Separate pantry/larder
- Spa area with mosaic tiled steam room and sauna, shower, gym and changing/treatment room
- Games room with raised area for pool table
- Cinema room with surround sound
- TV Snug
- Provisioned area in basement lobby for entertaining/ bar
- Staff accommodation with separate entrance comprising two bedrooms, living room, kitchenette with sink and appliances and bathroom
- Separate laundry room with sink, Miele appliances and electrically controlled overhead dryer
- Principal bedroom suite with twin dressing rooms and bathroom and balcony overlooking the garden and the 15th hole of Wentworth Golf Course
- Designer sanitaryware and detailing to all bathrooms and cloakrooms
- External swimming pool and spa pool with non-slip floor tiles
- Basement Wine cellar
- Boot room with bespoke fitted units
- Pool House/Guest Suite accessed via main house comprising two bedrooms and bathroom
- Main plant room comprising hot water cylinders, cold water storage tanks, two boilers, and booster pumps
- Control4 home automation system with a combination of wall mounted touch screens and room switches to control heating, AC, lighting, Sonos AV and video entry at main gate
- Integrated smoke/fire alarm system and full coverage CCTV security
- Garden – private and secluded landscaped gardens in 1.5 acre plot
- Five car garage with remote controlled doors
- Electric gated entrance with ample driveway parking
- Resin bonded driveway with granite kerbs
- ICW 10 year Warranty
- The Wentworth Estate Roads annual charge is circa £1,700 P/A

Specification





BARTON
WYATT

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