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# SPRINGACRES

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SPRING WOODS • WENTWORTH • SURREY





*A beautifully presented new build family home, finished to the highest standard throughout.*

ACCOMMODATION

Entrance hall • Drawing room • Dining room • Kitchen/breakfast room  
Morning room • Family room • Study • Utility/laundry • Shower room • Separate WC

Principal bedroom suite with dressing rooms • Four further bedroom suites

Staff suite with kitchen/living room, two bedrooms and shower room

Triple garage

Landscaped gardens

Approximate gross internal area – 7889 sq ft / 732.92 sq m



## SITUATION

Springacres is positioned on the prestigious Wentworth Estate, which extends to approximately 1,750 acres lying within the Green Belt. Its history dates back to the early 1920s 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 18-hole championship golf courses and a 9-hole executive course. In addition there is the Wentworth Club with swimming pools, restaurants, tennis courts and a health and leisure club.

## DISTANCES

Virginia Water 0.5 miles	M25 (J13) 8 miles
M3 3 miles	Heathrow Airport 15 miles
Ascot 3.5 miles	Central London 28 miles
M4 (J4b) 7 miles	

(All distances are approximate)



## SPRINGACRES

This stunning new build home on the main island of Wentworth, Surrey, epitomises modern luxury and sophisticated living. Designed with both elegance and functionality in mind, the accommodation offers an array of beautifully appointed spaces, including a spacious study, formal drawing room, an elegant dining room, and a striking kitchen/breakfast room with high-end finishes. The inviting family room and a large utility room provide additional comfort and practicality for day-to-day living.







On the first floor there are five luxurious bedrooms, each with its own en suite bathroom, providing ample space for family and guests. There are also two further bedrooms, one bathroom and a separate kitchen above the triple garage. The entire home is equipped with advanced smart home features, including a Lutron HomeWorks lighting system and Crestron home automation, allowing for seamless control of lighting, security, and entertainment at your fingertips.



## SPECIFICATION

### 1. Lutron HomeWorks QSX Lighting System

**Whole-House Lighting Control:** The property is equipped with the Lutron HomeWorks QSX lighting system, a world-class solution for smart lighting control. This system allows homeowners to create customized lighting scenes to suit any occasion, from relaxed evening settings to bright, vibrant spaces for entertaining.

**Principal Bedroom Automation:** The principal bedroom is outfitted with a motorized curtain track system, fully integrated with Lutron HomeWorks, offering effortless control over natural light and privacy.

**Pre-Wired for Blinds and Curtains:** The entire house is prewired for future integration of motorized blinds or curtains, providing the flexibility to expand automated shading across the property at any time.

### 2. Crestron Home Automation System

**Complete Home Control:** The home features the Crestron Home system, renowned for its ability to unify and control various aspects of smart home living. With Crestron, you can manage lighting, entertainment and intercom from a single, user-friendly interface. You also have the option to add the climate and security to the system.

**Intuitive and Customizable:** The system's interface can be accessed through wall-mounted touchscreens, mobile devices or optional remotes, giving homeowners the ability to control every part of the home from anywhere. The system is fully customizable to suit individual preferences and lifestyle needs, creating a truly tailored living experience.

### 3. 2N Video Intercom System

**Enhanced Security and Communication:** The 2N intercom system, integrated with Crestron, ensures secure and convenient communication with visitors at the gates. This high-definition video intercom allows homeowners to see and speak with visitors from the Crestron touchscreens inside the house or, with a 2N subscription, remotely through their smartphones.

**Remote Access Option via App:** With the 2N app, you can monitor and control access to the property, answer intercom calls, and unlock doors or gates from anywhere in the world, providing peace of mind and flexibility.

### 4. Sonos Multi-Room Audio System

**Premium Sound Experience:** The house is equipped with a Sonos multi-room audio system, providing seamless, high-quality sound in key areas of the home, including the Entrance Hall, Drawing Room, Dining Room, Kitchen/Breakfast Area, and the Principal Suite.

**Outdoor Entertainment:** The rear terrace features a Sonance Sonarray speaker system, delivering outstanding outdoor audio performance. This system is discreetly integrated into the landscape, making it ideal for outdoor gatherings or peaceful evenings in the garden.

**App-Based Control:** Control music from any room with the Sonos app, allowing you to play different tracks in separate zones or synchronize the entire house for a unified audio experience.

### 5. External 8-Camera CCTV System

**Advanced Security Coverage:** The house is equipped with an 8-camera external CCTV system, ensuring complete surveillance of the property. The cameras are strategically positioned to provide 360-degree monitoring and enhance the home's security.

**Remote Monitoring and Control:** Homeowners can access the CCTV system via a mobile app, allowing real-time viewing of live camera feeds, reviewing of past recordings, and receiving notifications about security events from anywhere in the world.

### 6. Full-House Wi-Fi Coverage, Including Rear Terrace

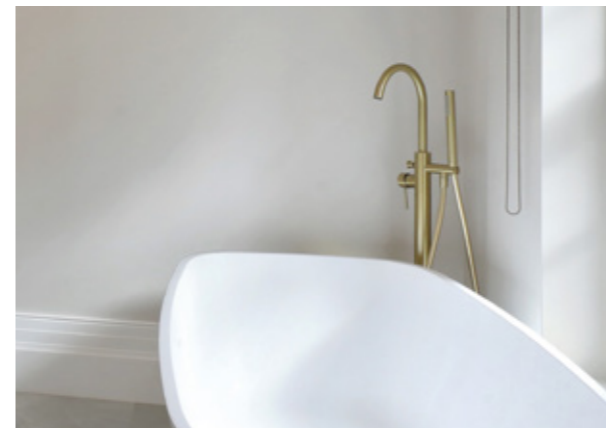
**Seamless Connectivity:** The property offers high-speed Wi-Fi coverage throughout the entire house, including the rear terrace. Whether you're working from home, streaming entertainment, or managing smart home devices, you'll enjoy uninterrupted internet connectivity throughout the property.

**Optimized for Smart Devices:** The Wi-Fi network ensures that all smart home systems, including Crestron, Sonos, CCTV, and the 2N intercom, are fully integrated and function smoothly across all areas.

### 7. Comprehensive Wired Network in All Reception Rooms and Bedrooms

**Cat6 and Coaxial Wiring:** Each reception room and bedroom is pre-wired with Cat6 Ethernet cabling and coaxial connections, providing high-speed internet and media access. This infrastructure ensures that every room has the option for reliable streaming, online gaming, or work-from-home needs.

**Future-Proofed for Technology:** The wired setup ensures the house is future-ready for evolving technology and high-bandwidth applications, providing stability and speed for all your connectivity needs.



## FLOOR PLAN

Approximate Gross Internal Area  
 Main House 7235 sq ft / 672.16 sq m  
 Garage 654 sq ft / 60.76 sq m  
**Total 7889 sq ft / 732.92 sq m**



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

## GARDENS & GROUNDS

The beautifully landscaped garden offers a peaceful retreat and is perfect for outdoor entertaining or relaxation, while the triple garage provides secure parking and additional storage. This exceptional property offers a perfect blend of cutting-edge technology, luxury finishes, and thoughtful design, set within one of Surrey's most desirable locations.

## PROPERTY INFORMATION

**Tenure:** Freehold  
**Local Authority:** Runcymede Borough Council  
**Council Tax:** Band H  
**EPC Rating:** B

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated October 2024. Photographs and videos dated July 2024. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by [wordperfectprint.com](http://wordperfectprint.com)







## VIEWING

Viewings by appointment only



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