



Bourneside, Wentworth Estate GU25

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# Two acres with implemented planning on the **Wentworth Estate.**

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Bearsden has been sympathetically designed by Ascot Design architects as a classically proportioned mansion with every conceivable luxury.

## Summary of accommodation

Positioned on West Drive on the 'main island' of Wentworth with access to the world-famous PGA West Course, Bearsden is in arguably the most prominent position on the estate. With a variety of landscaping schemes available, Bearsden can be delivered to have delightful gardens which extend to approximately 1.85 acres.

The current floor plans allow for a grand double-height entrance hall and a large open-plan family kitchen with dining and sitting room, supported by a back-of-house utility room and staff WC. The formal dining room and drawing room benefit from elevated views over the gardens, which fall gently away towards the planned freshwater lake. A large cloakroom and WC are discretely located off the impressive hall. There is one bedroom suite located on the ground floor.

Walking up the wide staircase to the first-floor sitting room, double doors open to the balcony where views over the entire westerly-facing garden can be enjoyed. The lavish principal bedroom suite has been planned to encompass an 8x3 m dressing room, a large bathroom and a bedroom of 8x5 m. Two further suites can be found on this floor. A large lift can be taken directly to the lower ground floor, where two guest suites with floor-to-ceiling glass sliding doors open to a private courtyard garden.

A 17m long swimming pool, gym, spa sauna/steam room and changing facilities are filled with natural light from the bi-folding doors, which share the lower courtyard with the games room. The cinema, bar and wine cellar are located close by. The family laundry and a one bedroom staff flat with a kitchen/dining room are also located on the lower ground floor with their own discrete entrance from the side of the house. There is an underground garage for at least four cars and a wash down/servicing bay.

Guide price - £4,900,000

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## Location

Bearsden is within walking distance of the Wentworth Clubhouse, where additional gym and tennis courts can be found. Virginia Water and Sunningdale offer local shopping amenities, whilst schools such as Eton College, ACS Egham, St George's Ascot, and Bishopsgate are all within easy reach. Windsor Great Park, which extends to 5,000 acres of parkland, is within half a mile from the front door of Bearsden.

The tranquil Wentworth Estate is probably the best country address within close proximity to London. Favoured by some of the world's most influential families as a place to relax and unwind, Bearsden is located 23 miles from central London and 13 miles from London Heathrow.

Wentworth is perfectly situated close to both Ascot and Windsor racecourses and the polo at Smith's Lawn, Windsor Great Park and the Royal County of Berkshire Polo Club at Winkfield.

## Particulars

The approximate total gross internal floor area of 1,495.8 sq. mts. (16,101 sq ft.).

Set on approximately 0.8 hectares (2 acres).

Planning permission has been implemented for this site.



## Gross Internal Area

1,496 sq. m. / 16,101 sq. ft.

(Including plant rooms and parking)



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