



Woodland Brae, Wentworth, Surrey







A stunning six bedroom mansion extending to **over 11,500 sq ft** with **indoor pool**, set in a quiet road on the Wentworth Estate.

Summary of accommodation

Ground Floor: Reception hall | Drawing room | Dining room | Sitting room | Kitchen/breakfast room | Utility room

Indoor swimming pool | Sauna with shower and WC | Integral garage | Pool plant room | Wine cellar

First Floor: Galleried landing with balcony | Principal bedroom with dressing rooms and en suite bathroom | Guest bedroom suite with dressing room and en suite shower room | Two further bedrooms with en suite shower rooms

Second Floor: Games room | Bedroom | Bathroom | Roof terrace

Staff Annexe (First Floor): Living room | Kitchenette | Bedroom | Shower room

Garden and Grounds

In all approximately 1.116 acres (0.469 ha)

Total Approximate Gross Internal Floor Area: 1,082 sq m / 11,647 sq ft

Distances

Virginia Water 0.9 miles, Chertsey 4.1 miles, Ascot 4.8 miles, Windsor 6.8 miles, Heathrow Airport 7.7 miles

(All distances and times are approximate)



Knight Frank Ascot & Virginia Water

59 High Street

Ascot

SL5 7HP

knightfrank.co.uk

Edward Shaw

01344 293140

edward.shaw@knightfrank.com

Knight Frank Country Department

55 Baker Street

London

W1U 8AN

knightfrank.co.uk

Stuart Cole

0207 861 5101

stuart.cole@knightfrank.com



The property

This beautiful property is situated on the ever-popular Wentworth Estate, and has been designed for entertaining on a grand scale. Glazed oak doors lead into the fabulous galleried reception hall with a feeling of excellent space extending through to the reception rooms. The dual aspect drawing room provides a fabulous entertaining space with double doors flowing out to the rear terrace overlooking the grounds. There is also a separate sitting room and formal dining room.

One of the property's feature rooms is the expansive kitchen by Smallbone, which provides space for informal dining, a family TV area, access again to the terrace as well as to the indoor pool complex. This includes a spa, gymnasium area, sauna and changing facilities. On the first floor, the feeling of space continues with a generous principal bedroom suite complete with two dressing rooms and luxurious bathroom. There are four further bedroom suites all with beautifully appointed bathrooms. The second floor provides a further bedroom suite and a large games room.

In addition to this there is a three car garage with a separate staff annexe above. All set within delightful gardens and grounds of approximately 1.116 acres.





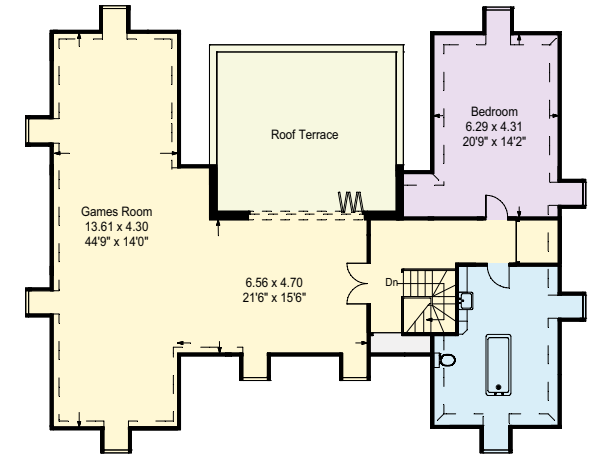




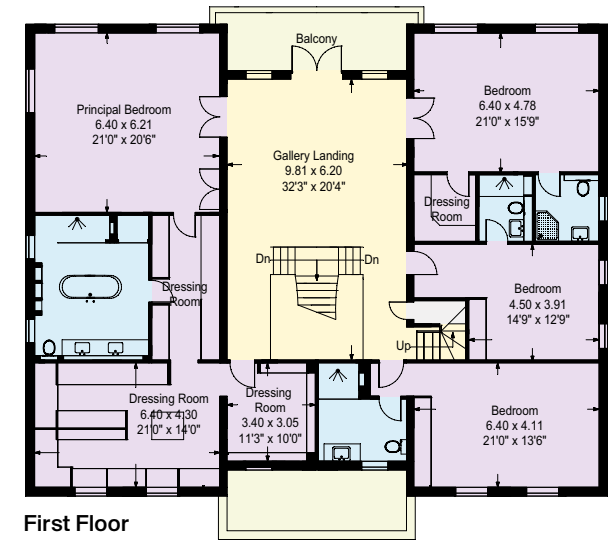
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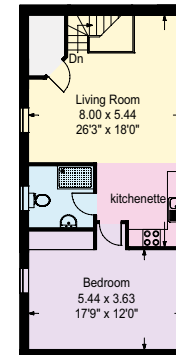
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Second Floor



First Floor



Staff Annexe (First Floor)

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside
- Swimming Pool & Spa



Location

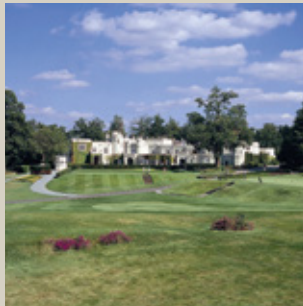
An exclusive location with a tranquil atmosphere and access to world class sporting facilities. Virginia Water and the renowned private Wentworth Estate and championship golf course are situated to the south of Windsor Great Park, with its open spaces and is home to the notable lakes and green spaces of Savill Gardens.

Sporting activities abound throughout the area, with Royal Ascot nearby and an impressive selection of first class courses for golf enthusiasts. These include Sunningdale, the Berkshire and of course the world famous Wentworth Club, where first class tennis, gym, swimming and spa facilities are also available.

Fine dining can be enjoyed in a number of bistros, brasseries and fine restaurants, with the Waterside Inn and the Fat Duck at Bray, Wentworth Golf Club, and the five star Coworth Park Hotel. World class polo is at the Guards Polo Club, Smiths Lawn, Windsor Great Park and the Royal County of Berkshire Polo Club, as well as Coworth Park. Other nearby attractions include Windsor Great Park, with its extensive walks and riding, rowing at Dorney Lake and on stretches of the River Thames, as well as the theatre in Windsor at The Theatre Royal, or in the West End of London.

Communications in the area are excellent. The mainline train station at Virginia Water provides a regular service into London Waterloo, taking around 45 minutes, whilst the M3 and M25 are also close by giving easy access to London, the M4 and national motorway network as well as Heathrow Airport (circa 9 miles).

Schooling is also exceptional with many renowned schools nearby such as Eton College, Lambrook, St George's and St Mary's Ascot, and Wellington College. The property is also well located for international schools such as TASIS located in Thorpe, and ACS International in Egham.



Property information

Tenure: Freehold

Local Authority: Runnymede 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.

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