

3 Wentworth Hall, Wentworth, Surrey





A **luxury townhouse** in a private gated development, set in around three acres at the heart of the Wentworth Estate, just a moments walk from the clubhouse.

Summary of accommodation

Lower Ground Floor

Lobby | Family/cinema room | Study with terrace | Bedroom with dressing room, en suite and terrace | Utility room | Boot room | WC

Ground Floor

Hall | Drawing room | Kitchen/dining/breakfast room | WC

First Floor

Principal bedroom with dressing room and en suite | Further bedroom suite

Distances

Virginia Water station 0.5 miles, Heathrow Airport T5 12 miles, M3 3 miles, Ascot 3.5 miles
M4 (J4b) 7 miles/M25 (J13) 8 miles, Central London 28 miles
(All distances are approximate)



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3 Wentworth Hall

Wentworth Hall is a unique development created by Bonham and completed in 2022, comprising four semi detached townhouses and just a single detached property, all set behind electric security gates and set in around three acres of stunning grounds.

Knight Frank is proud to offer townhouse number three to the market which sits in the middle of the row. Arranged over three expansive floors, the classical façade echoes the timeless architecture of the Wentworth Club, located only a few hundred yards away and in easy walking or buggy distance.

With exquisite interiors by House of Vara, the property offers an excellent principal suite to the rear of the first floor together with a guest suite overlooking the forecourt. The ground floor comprises a dining room with open plan kitchen living area with direct access to a private terrace and garden. The expansive lower ground level brings a generous sitting room and study area, utility room, cloak room and WC, additional under stair storage and wonderful guest suite with walk through dressing area and private bathroom. There is also access to a private sunken terrace.

The property can be accessed from the ground floor main entrance but also from within the underground parking area where there are two spaces, plus secure additional storage rooms.

Management Services Include -

- On-site Estate Manager 5 days per week (Monday to Friday 8am-4pm) to assist homeowners
- Collection of post and deliveries and management of any household services
- All gardening, including individual gardens as well as communal areas
- Maintenance and cleaning of the car park and communal areas
- Window cleaning
- Emptying of communal bins
- External decorating and general ongoing maintenance programme

Annual service charges applies, please enquire for further details

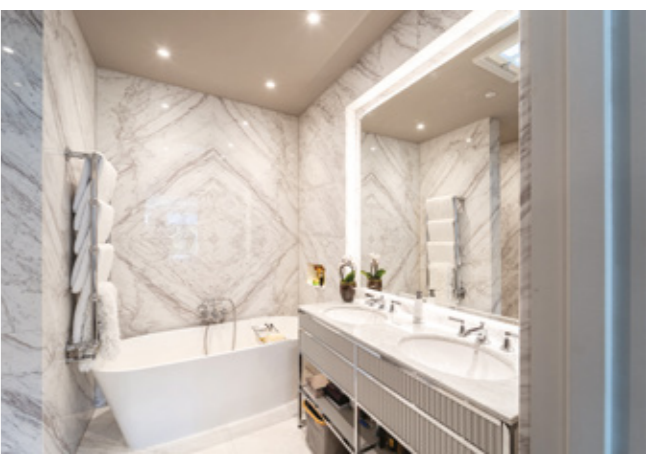
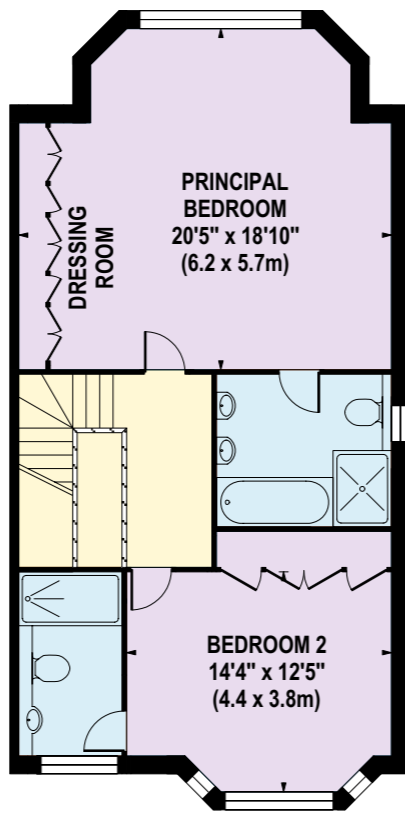
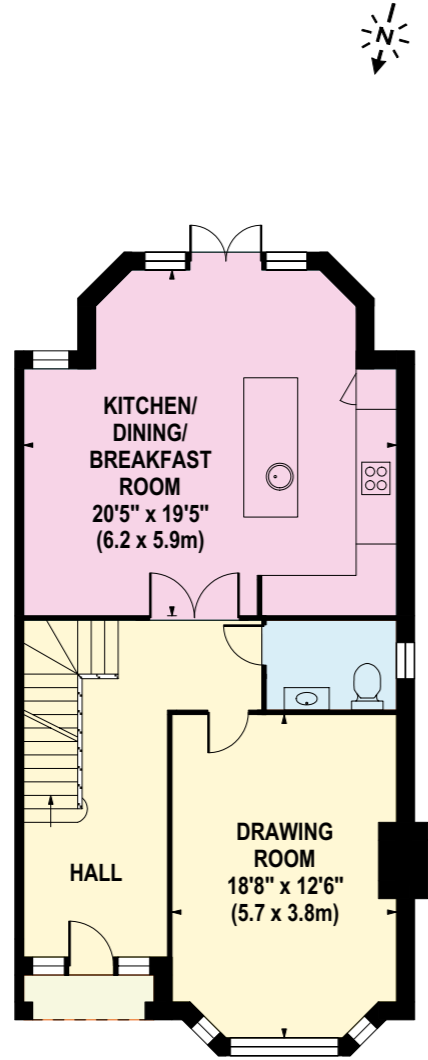
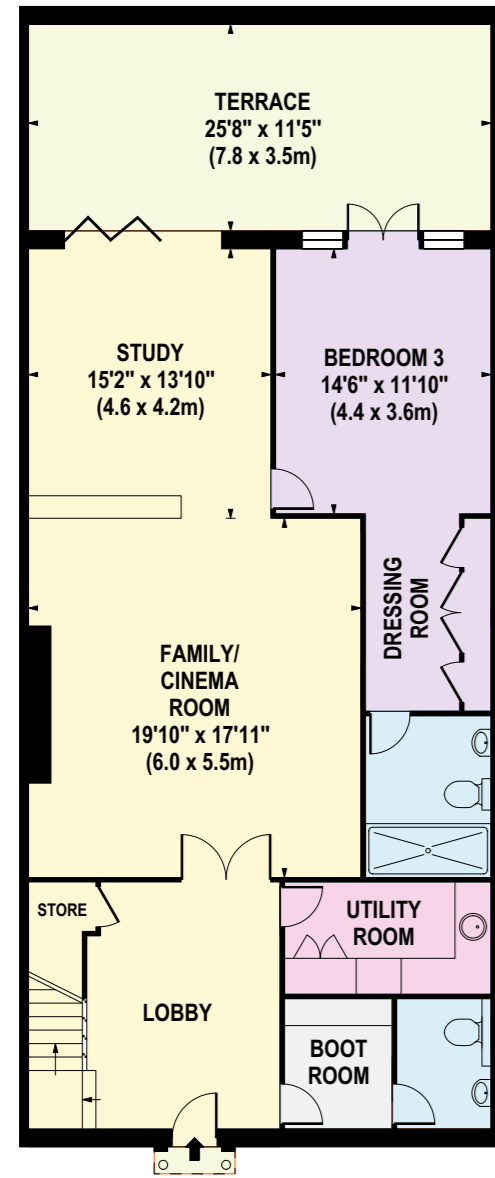




Approximate Gross Internal Floor Area
 2866 sq ft / 266 sq m

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.

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



Lower Ground Floor

Ground Floor

First Floor



Location

While its environment is green and peaceful, the Wentworth Estate is well placed to access key locations, including Central London, which is just 25 miles away and can be easily reached by nearby road and rail connections. Private airports and the international airports of Heathrow and Gatwick are all within easy reach.

Property information

Tenure: Freehold

Local Authority: Runnymede Borough Council

Council Tax: Band G

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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Particulars dated October 2024. Photographs and videos dated October 2024.

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