



Fir Trees,

Spring Woods, Wentworth Estate, Surrey. GU25 4PW.

BARTON · WYATT

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GU25 4PW.

**Superbly situated on the 'main island' of
Wentworth, a characterful and individual family
home.**

- ◇ Beautifully maintained high quality home
- ◇ Accommodation on just two floors
- ◇ Walking distance of Virginia Water village centre and mainline railway station
- ◇ Elegant reception rooms
- ◇ Triple aspect drawing room with vaulted ceiling
- ◇ Recently refitted kitchen
- ◇ Adaptable accommodation to provide an annex if desired
- ◇ Gated entrance and double garage
- ◇ Interesting professionally designed landscaped gardens with complete privacy amounting to 0.65 of an acre in all

Situation

The Wentworth Estate

The prestigious Wentworth Estate extends to around 1,750 acres and dates back to the early 1920's when the rural dream of developer W J Tarrant became a reality, creating large houses in beautiful mature gardens surrounding the golf course. Lying within the green belt, the Wentworth Estate is now a sanctuary of impressive houses in quiet roads surrounded by three 18-hole championship golf courses and a 9-hole executive course. The Wentworth Club, situated in the middle of the estate, is world-renowned and has recently been the subject of a major renovation programme offering swimming pools, tennis courts, a health and leisure club as well as superb dining.

Local Amenities

Schooling in the area is exceptional with renowned schools nearby such as Eton College, Lambrook, St George's and St Mary's Ascot as well as Wellington College. The house is well located for international schools such as TASIS in Thorpe and ACS International in Egham. Fine dining can be enjoyed in a variety of bistros,

brasseries, and restaurants. The Waterside Inn and The Fat Duck at Bray are within close proximity along with Coworth Park Hotel. World class polo in the area is at the Guards Polo Club at Smith's Lawn, Windsor Great Park and the Royal County of Berkshire Polo Club, as well as Coworth Park. Other sporting activities include Royal Ascot nearby and a broad selection of first class golf courses, including Sunningdale as well as those on the Wentworth Estate itself.

Fixtures and Fittings

All items of fixtures and fittings, including carpets, curtains/blinds, light fittings and kitchen equipment are specifically excluded unless mentioned.

Services

We are advised that the property has mains water electric and mains drainage.

Local Authority

Runnymede Borough Council - 01932 838383.

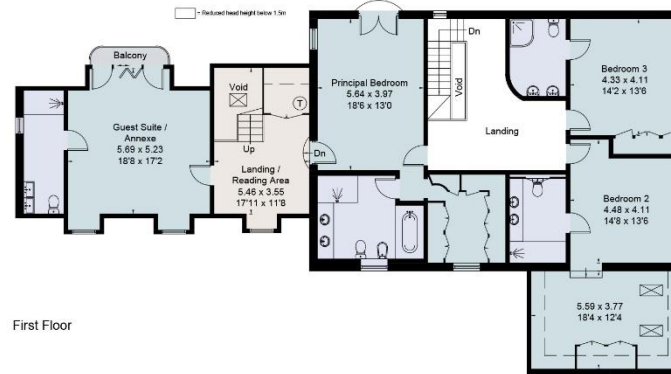
Energy Rating

C72





Approximate Area = 493.9 sq m / 5316 sq ft (Excluding Void)
 Including Limited Use Area (7 sq m / 75 sq ft)
 For identification only. Not to scale.
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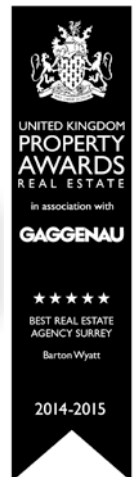


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	72
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 272250



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