



WENTWORTH HALL
— THE WENTWORTH ESTATE —



CGI for indicative purposes only and represents a historic scheme of six homes. Awaiting external photography.

Wentworth Hall, Wentworth, Virginia Water GU25

BARTON
• WYATT •

 **Knight
Frank**

Welcome to Wentworth Hall, GU25

Situated within the heart of Surrey's green hills and stunning countryside lies Wentworth Hall, on the famous Wentworth Drive and within the exclusive Wentworth Estate.

A unique development of just five brand new homes, created by Bonham, with only 3 now remaining. Arranged over three expansive floors, their classical facades echo the architecture of the Wentworth Club, located only moments away on the estate, while the interior provides a contemporary lifestyle with an elegant premium specification.

Positioned in gated, manicured grounds, they have south-facing private and communal gardens totalling just under 4 acres. Lower ground garage parking offers private and secure access into each home.



Prices from

£4,250,000

Local authority

Runnymede
Borough Council

Wentworth Hall is a brand new development by Bonham, an established boutique development company based in Surrey that operates in areas including Berkshire, Buckinghamshire, Southwest London, the wider Greater London area and major towns in the Southeast of England. Bonham focuses on the finest homes in the most exclusive addresses to create unique developments for the privileged few.

Approached along a private drive, either past the world-famous Wentworth Clubhouse, or past the 18th fairway of the East Course, Wentworth Hall is located in this stunning and unique setting, with easy access to Central London.



Grand History

Wentworth House was originally built in 1805 for the brother-in-law of the Duke of Wellington. In 1922, W.G. Tarrant went on to create the Wentworth Estate. Today it spreads across many acres of woodland, forest and lawned areas and includes three of the UK's finest golf courses: the Wentworth Club was the home of the first Ryder Cup and the current PGA Championship.

Glorious Surroundings

The surrounding area of the Home Counties is some of the most special and beautiful land in the Country. Places of regal historical interest such as Windsor and Ascot and charming towns such as Chobham and Eton are close by, as are leading schools and sporting institutions. Importantly, there is some of the most picturesque countryside in the area too.

Contemporary Elegance

Internally, each of the properties has been masterfully designed by Alexander James Interiors. This leading studio has worked on a series of high-profile home and hotel projects around the world, and will bring its calm, refined and elegant creative vision to Wentworth Hall. Alexander James' interior design merges an understated colour palette with lavish, tactile materials and magnificent craftsmanship, helping forge a set of serene and stylish homes.

Exquisite Landscaping

The verdant grounds of the homes at Wentworth Hall have been designed by Creepers Landscape Architects, a company which has over 25 years' experience creating some of the most special, evocative gardens in London and the South of England.





This is one of the finest and most exclusive addresses in the UK, if not the world.



A Unique Specification

The considered attention that has been paid to the classical architecture of these homes extends to the interiors and its finishes too. The design incorporates exquisite craftsmanship with the latest technology.

A Secure Environment

The sweeping gravel forecourt outside these most attractive homes leads down to a secure lower ground garage, ensuring privacy and security for all residents entering Wentworth Hall. Each home will be allocated two spaces, suitable for the largest of cars, along with two secure storage cupboards suitable for cycles, golf clubs or general items. Additional guest parking will be available externally.

Kitchen and Utility Room

- Bespoke kitchens by 'Extreme Design 'with stone worktops and book-matched marble splash backs
- A range of integrated Miele & Gaggenau appliances, including hot water tap and wine cooler
- Water softeners fitted
- Feature lighting complements the work surfaces
- Separate utility rooms with Miele washing machine and tumble dryer

Heating and Cooling

- Underfloor heating throughout
- Centralised mechanical extract system
- Comfort cooling to principal bedrooms & family room



Bathroom and Ensuite

- Villeroy & Boch sanitaryware complemented by Hansgrohe feature taps and shower fittings
- Contemporary walk-in showers to shower rooms
- Recessed wall niches
- Book-matched marble and stone floors and walls
- Bespoke vanity units and storage cabinets
- Heated towel rails
- Mirrors and feature lighting



Interior Finishes

- Feature gas fireplaces from Marble Hill
- Bespoke skirting and architraves
- Elegant stained internal doors and chrome furniture
- Feature coffered ceilings with beautiful decorative cornice
- Fitted wardrobes and dressing areas to all bedrooms
- Selection of stone, porcelain, and wooden herringbone floors to selected areas
- Luxury carpets to bedrooms

Lighting and Electrical

- Low energy downlights throughout
- Feature 5amp lighting to principal rooms
- Mood lighting to principal rooms
- Chrome or brushed metal switches and sockets
- Audio and visual wiring to principal rooms with ceiling speakers fitted
- Control 4 home automation

Security

- Secure lower ground garage and storage with allocated spaces & pre-wired for an electric car charging point
- Individual burglar and fire alarm system
- Video entry system
- CCTV to communal areas
- External security lighting
- Secure gated entrance



Management Services Include:

- On-site Estate Manager 5 days per week 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 Charge Applies)

Warranty and Peace of Mind

Each home comes with a 10-year, insurance backed structural warranty from ICW and this includes a 1-year warranty to cover any unexpected issues or minor snagging.





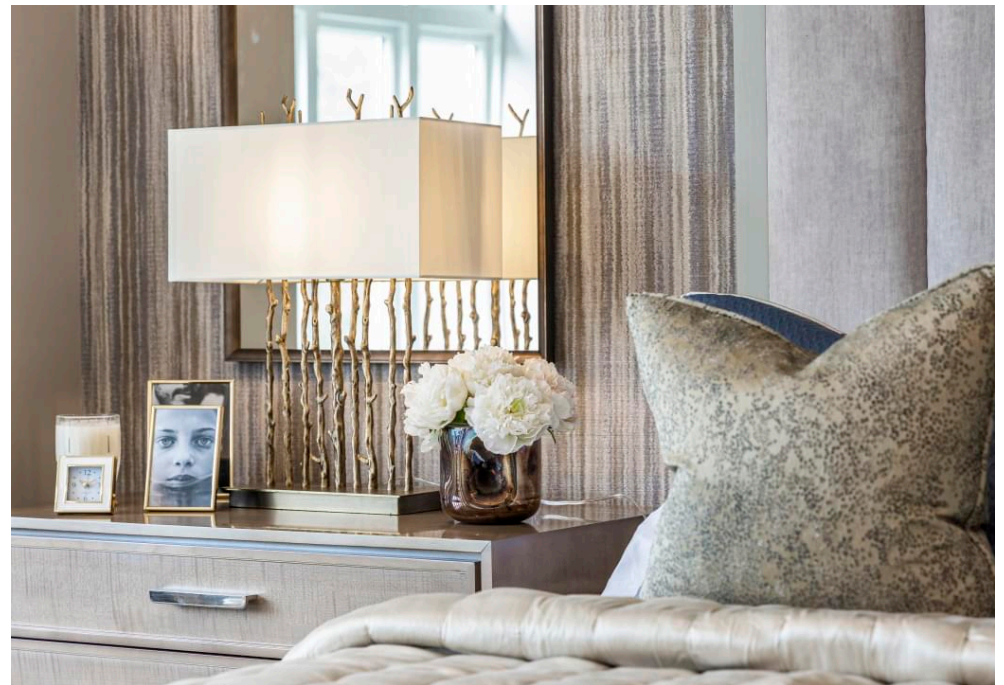
An Envious Location

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.

For Sat Nav directions to Wentworth Hall, please use the following postcode: GU25 4LE.



Glorious homes that are influenced
by the past, yet expertly designed for
the modern day.

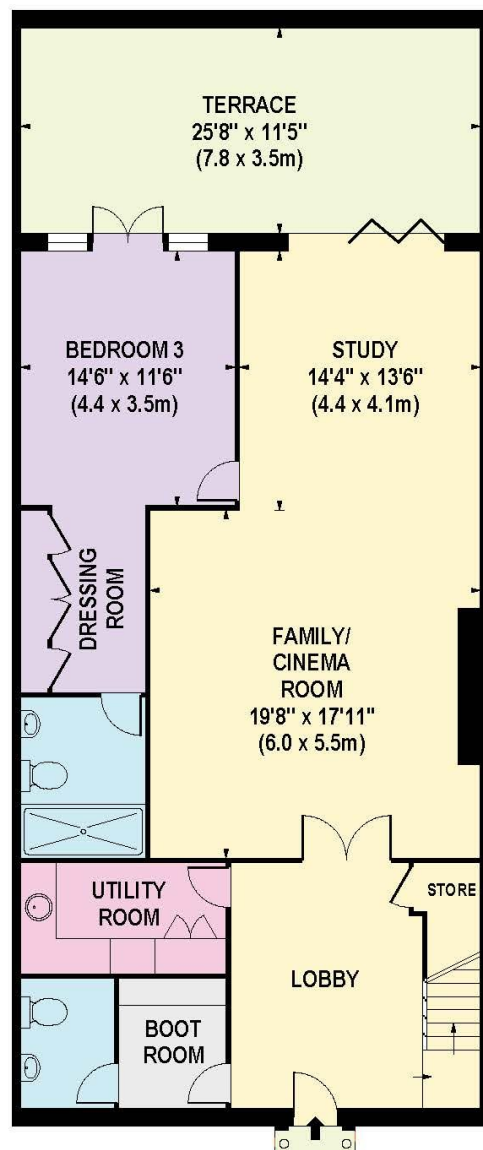




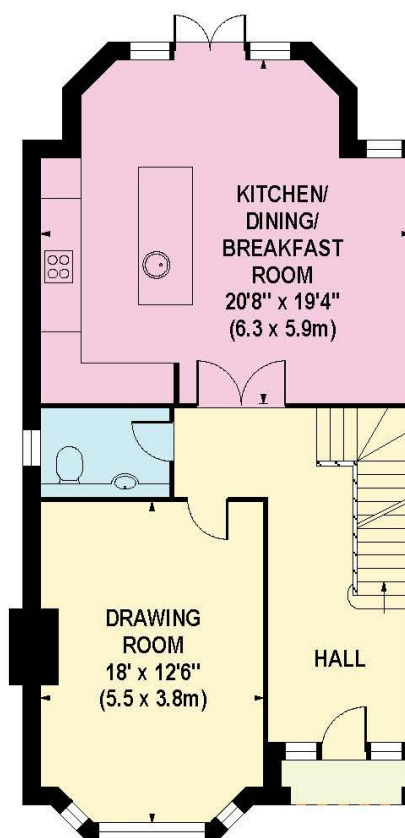
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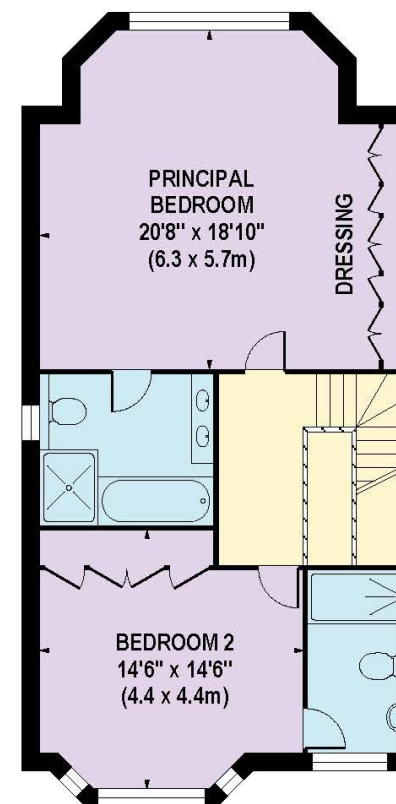
Floorplan: 2 Wentworth Hall



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 2866 SQ FT / 266 SQ M

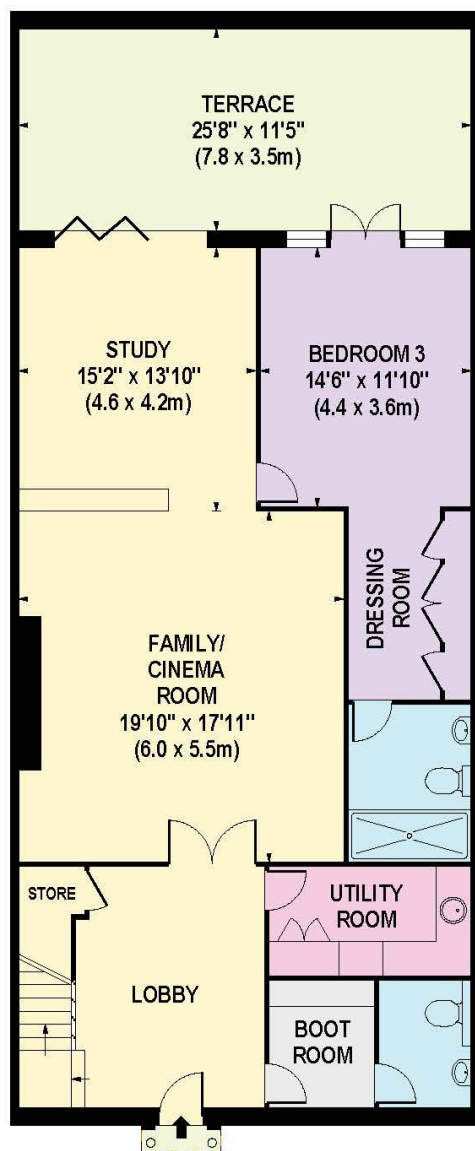
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser / tenant. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.



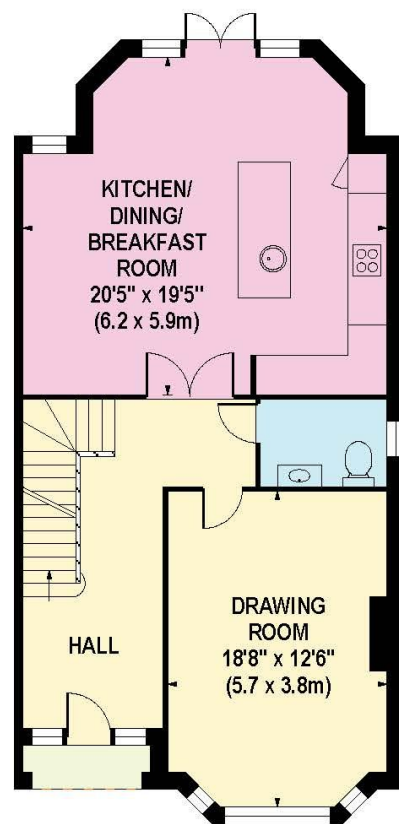
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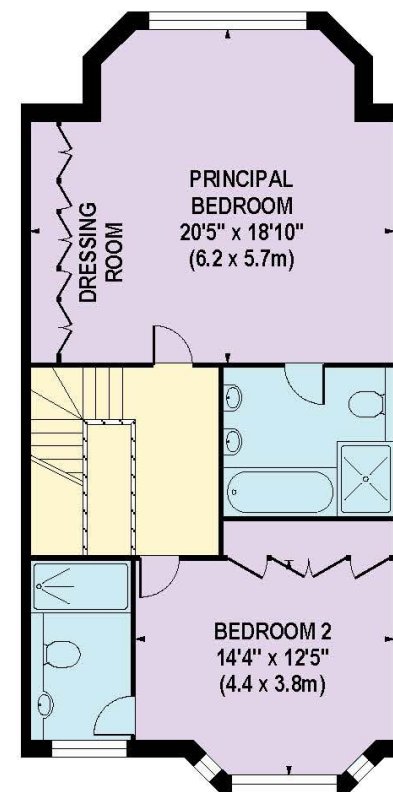
Floorplan: 3 Wentworth Hall



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 2866 SQ FT / 266 SQ M

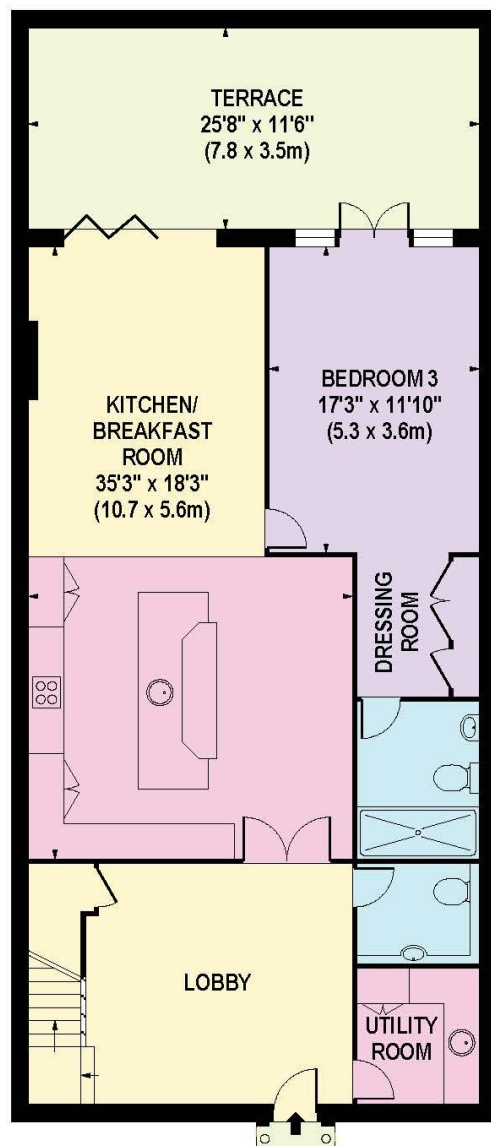
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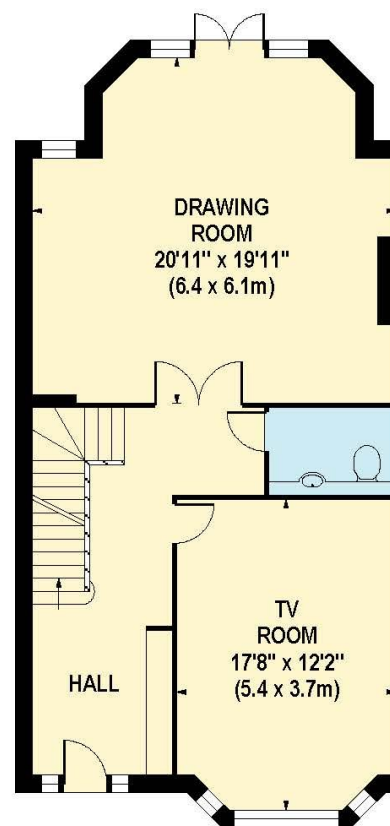
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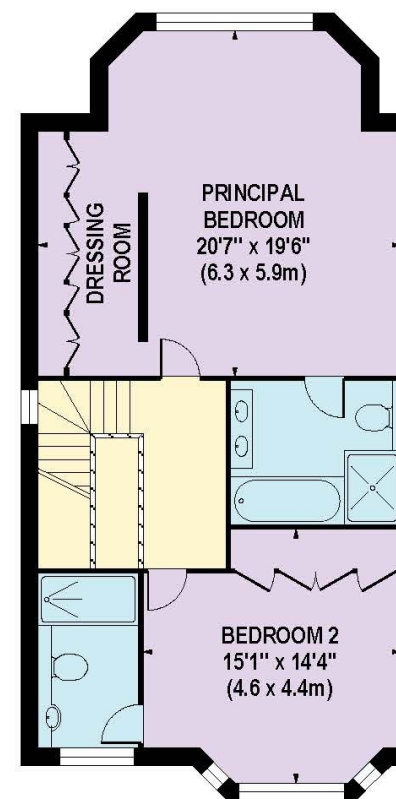
Floorplan: 4 Wentworth Hall



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 2918 SQ FT / 271 SQ M

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Showhome available to view by appointment only, please contact:



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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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