



# St Andrews,

Gorse Hill Road, Wentworth Estate, Surrey GU25 4AU.

BARTON WYATT

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Surrey, GU25 4AU.

**Superb six bedroom Wentworth family home built to the highest specification and offering modern living with beautiful south facing gardens.**

- ◊ Georgian inspired mansion on the Wentworth Estate
- ◊ Modern layout throughout with large kitchen/family / breakfast room
- ◊ Formal reception with feature limestone fireplace
- ◊ Bespoke kitchen design by renowned designers
- ◊ Master suite with lounge area and dressing room
- ◊ Study and dining room with high ceilings
- ◊ Underfloor heating and modern comforts throughout
- ◊ Manicured gardens with a perfect southerly aspect
- ◊ In /out driveway with electric gates and double garage
- ◊ Separate annex with ensuite

## Situation

The Wentworth Golf Club and the picturesque shopping parades of Virginia Water, with its excellent shops for day to day needs, restaurants and mainline railway station with a fast service of trains to Waterloo in 42 minutes are within easy walking distance. For the weekly household shop there is an excellent Waitrose in Sunningdale and for more extensive shopping facilities, the towns of Windsor, Guildford and Kingston are all close at hand. Junction 13 of the M25 is just 3.5 miles away giving access to London, Heathrow and the motorway network. Other than the world renowned Wentworth Club, country clubs abound the area

such as Foxhills, Queenwood, Sunningdale and the Royal Berkshire. Delightful walks can be enjoyed around Virginia Water Lake which leads up to the Polo at Smiths Lawn, adjacent to Savill Gardens and Windsor Great Park beyond for riding. The area is also very well catered for by a huge choice of private prep schools, as well as two international schools, ACS in Egham and TAS IS in Thorpe.

## Fixtures and Fittings

All fixtures and fittings by separate negotiation.

## Services

The property has mains gas, water and electricity.

## Local Authority

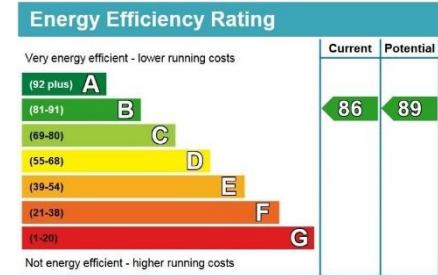
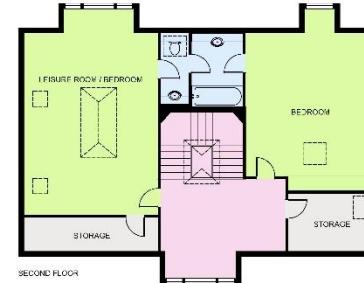
Runnymede Borough Council – 01932 838383

## Energy Rating

B86







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