

# Highfield House

Woodlands Road East • Virginia Water • Surrey





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Woodlands Road East • Virginia Water • Surrey • GU25 4PH

Virginia Water 0.4 mile • Ascot 5.1 miles • Windsor 7.3 miles • Heathrow (T5) 7.3 miles • Central London 25.2 miles  
(All distances are approximate)

Exceptional family home with indoor pool, guest house, tennis court and 2.31 acre private plot on the world renowned Wentworth Estate.

## Main House

Entrance Hall • Drawing Room • Study • Dining Room • Kitchen/Breakfast Room • Orangery  
Family Room • Indoor Swimming Pool • Sauna • Gymnasium • Wine Store • Utility Room

Principal Bedroom with Double Dressing Room • Ensuite Bathroom and Balcony  
2 Further Ensuite Bedrooms

4 Further Bedrooms • 3 of which Ensuite

## Detached Annexe

Kitchen • Living/Dining Room • Reception Room • 2 Bedrooms • Family Bathrooms • W/C

## Gardens and Grounds

Triple Garage with Games Room Above • Sweeping Driveway • Enclosed Parking Courtyard • Large Entertaining Patio  
Loggia • Tennis Court • Manicured Lawned Gardens

In all about 2.31 acres

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## Situation

Highfield House is superbly situated on Woodlands Road East, a highly prestigious road located between the picturesque shopping parades of Virginia Water and the world renowned Wentworth Golf Club; just 0.7 miles from Virginia Water station - 40 minutes to Waterloo and the excitement of central London. Regarded as the premier countryside location in the UK, the prestigious Wentworth Estate is a quintessentially English oasis within touching distance of London. There are some first class local amenities in Virginia Water village, including a number of delightful restaurants, cafes, delicatessens, sophisticated fashion boutiques and general stores. Within a five minute drive is the Michelin 2 star restaurant at Coworth Park Hotel, which also has impressive spa facilities. On the Wentworth Estate is the world renowned Wentworth Club, with its championship golf course, along with three other outstanding courses, tennis, health club with in and outdoor swimming pools. There is a myriad of local beauty spots for leisurely walks, including the Virginia Water Lakes, Savill Gardens, and Windsor Great Park. For turf fanciers, Ascot Racecourse can be reached in around five minutes by car. Families will also appreciate the number of local independent schools, including Sunningdale and Papplewick Preparatory Schools, St George's Boys, St Mary's Girls, two International Schools and within easy driving distance, the hallowed halls of Eton. There are also excellent transport links to Heathrow, Central London and the major motorways. Highlights of the local calendar include Royal Ascot, the annual PGA Championship at Wentworth Golf Club and the Cartier International Polo at Smith's Lawn.







## Main House

Believed to date back from around 1920's, Highfield House is a substantial and impressive home that has been thoughtfully extended and updated over the years, located in the internationally known and very highly regarded Wentworth Estate. Extending to c.15,000sqft on 2.31 acres, with its elegant dimensions, Highfield House is an impressive and imposing home with warm homely features.

The property has been meticulously maintained to preserve some original features and characters, noting the impressive dual height entrance hall with sweeping staircase and imposing chandelier. The reception rooms are well presented and offer space for all living and entertaining needs. The real heart of the home is the kitchen/breakfast room with central island with bar stalls surround and space for a separate dining table with adjoining orangery that gives direct access onto the patio and gardens beyond, additionally there is a large formal drawing room, separate dining room, family room/cinema room and study ideal for the home worker that complement the ground floor accommodation.







The leisure and entertaining complex is a wonderful additional feature of this property which has been thoughtfully planned and created by the current owners, this space now offers all luxury amenities which include an indoor swimming pool with full bifolding doors opening to the patio, steam room, gymnasium and shower facilities.



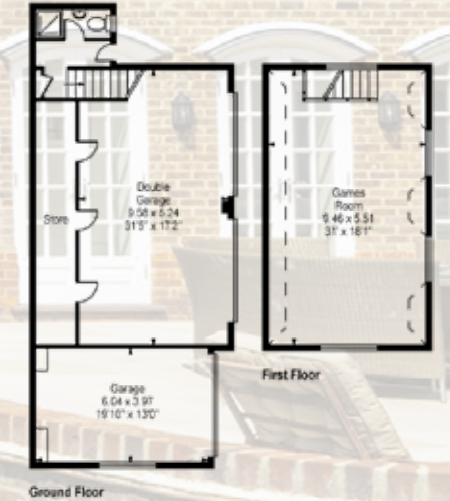
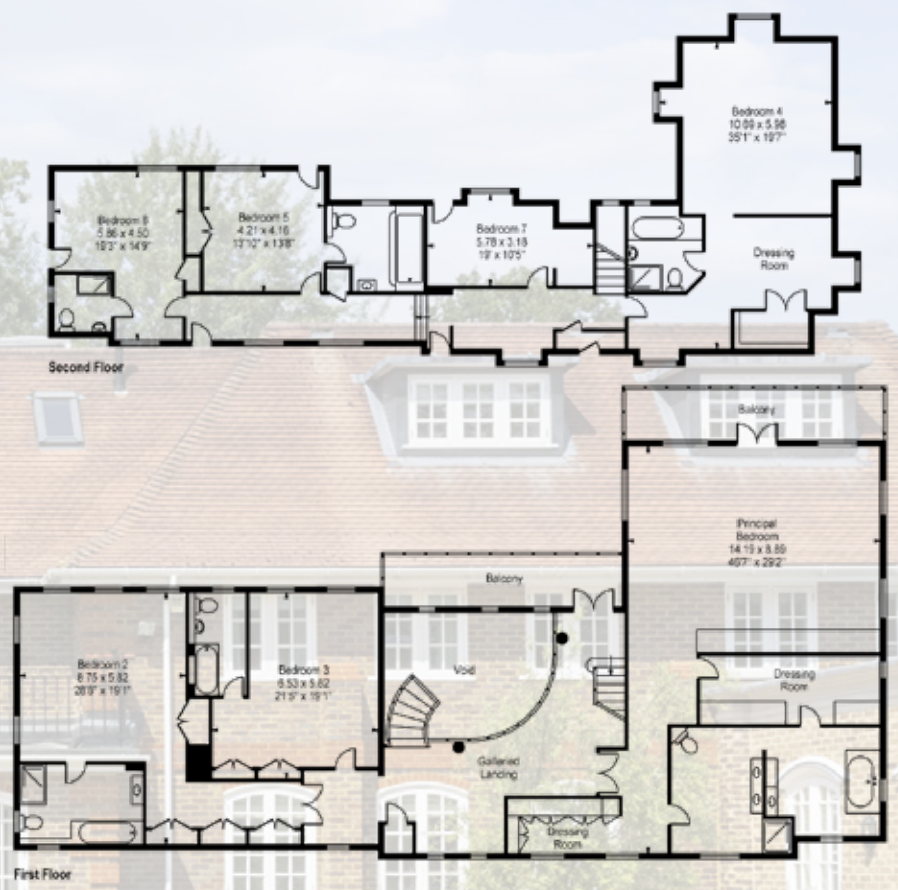
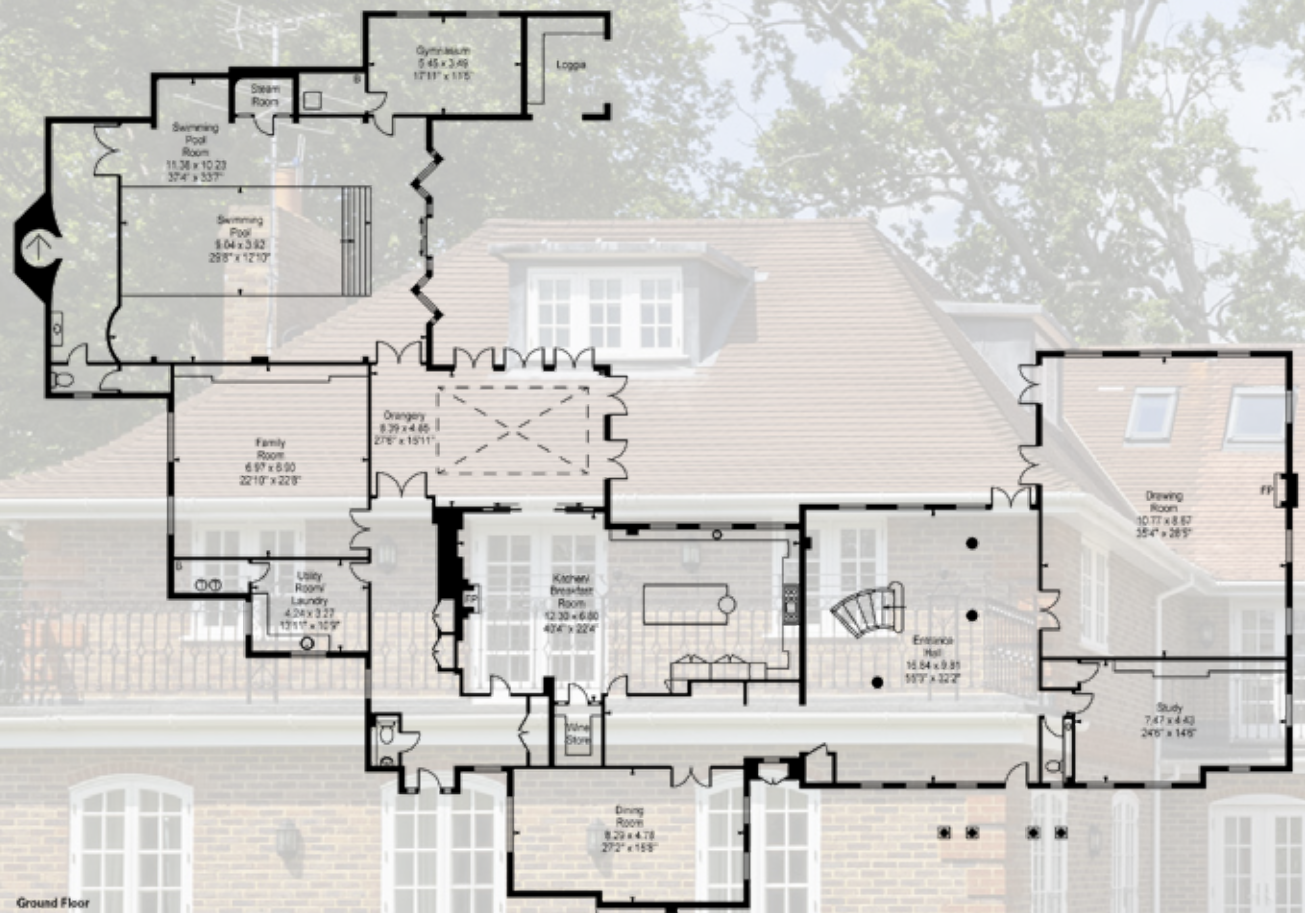
The first floor bedroom accommodation is equally generous, the principal bedroom boasts a large ensuite bathroom, two walk in dressing rooms, spacious bedroom with lounge area and a large south facing balcony with views onto the gardens beyond, additionally on this floor there are two further bedroom suites.

The second floor comprises 4 further bedrooms, three of which ensuite and all enjoying pleasant views out to the gardens.

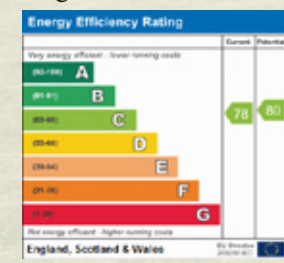


Highfield House  
APPROXIMATE GROSS INTERNAL FLOOR AREA  
Total = 1,395 sq m / 15,013 sq ft

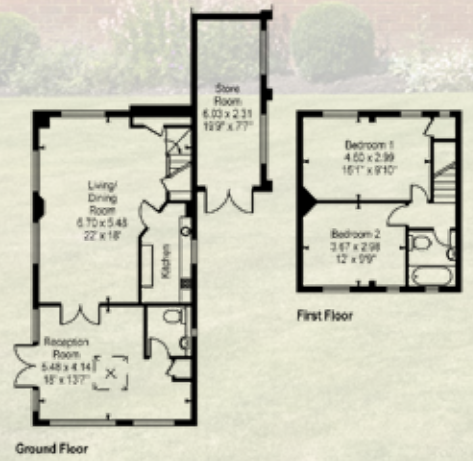
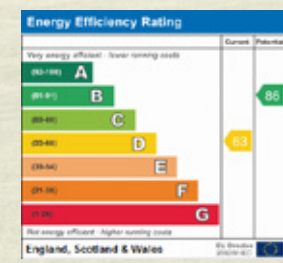
Not to scale. For identification purposes only.



Highfield



Guest Annexe



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## Gardens and Grounds

The gardens and grounds are a key feature of this property. Highfield House is approached by a long sweeping driveway off Woodlands Road East via electronically operated security gates with entry phone system. From here a meandering drive leads you through a wooded area and opens to reveal the property set centrally in the plot, a large turning circle offers ample parking and from here a spur leads to a large gated courtyard parking area with access to the detached triple garage block with games room above and 2 bedroom annexe. A secondary driveway from Gorse Hill Road gives additional access to the garage block and courtyard area.

Lying to the south of the house the grounds include a wonderfully spacious entertaining patio and loggia that is delightfully private and ideally suited to relaxation and summer dining just adjacent to the indoor swimming pool and leisure complex. From the wonderful patio and loggia, the well maintained and manicured lawns extend to c2.31 acres. The gardens are a delight and offer many areas of enjoyment, for the tennis lover there is a tennis court not far from the house, the rest of the gardens are mainly laid to lawn shielded by high shrubbery and hedges ensuring the upmost of privacy is offered from these gardens.

## Guest Annexe

The property benefits from a pretty link detached guest house / annexe within the outside courtyard. The accommodation offers a living/dining room with separate kitchen, further reception room, downstairs w/c facilities and upstairs there are two bedrooms and a family bathroom.







## Services

- Mains Water, Electricity, Gas and Drainage
- Alarm System

## Fixtures and Fittings

All fixtures, fittings and furnishings i.e. curtains, light fittings and garden statuary etc. are expressly excluded from the sale, but some items may be made available by separate negotiations.

## Tenure

Freehold

## Local Authority

Runnymede Borough Council

## Viewings

Strictly by appointment with the selling agents Savills and Barton Wyatt.





