



Squirrels Leap,

Woodlands Road West, Virginia Water, Surrey. GU25 4PN.

BARTON · WYATT

Squirrels Leap,

Woodlands Road Wet, Virginia Water, Surrey.
GU25 4PN.

Situated at the end of a premium no-through Wentworth Road, an imposing and immaculately presented property built 25 years ago by Thirlstone homes.

- ◇ Quiet location
- ◇ Pretty gardens of 0.7 acre
- ◇ Superbly located within the Wentworth Estate
- ◇ Five bedrooms and three bathrooms, luxury master bedroom
- ◇ Four reception rooms, elegant drawing room
- ◇ Triple detached garage and large driveway
- ◇ Modern layout across just two stories with concrete floors
- ◇ Conveniently located between Virginia Water village centre and the Wentworth Club house

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

Carpets, curtains and light fittings available by separate negotiation.

Services

The property has mains gas, electricity, water and mains drainage.

Local Authority

Runnymede Borough Council – 01932 828383

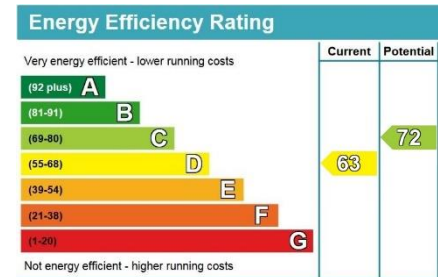
Energy Rating

D63





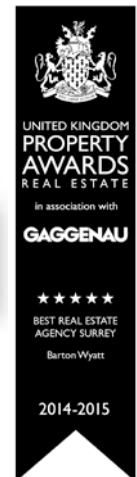
Approximate Area = 312.0 sq m / 3358 sq ft
 Outbuilding = 62.0 sq m / 667 sq ft
 Total = 374.0 sq m / 4025 sq ft
 (Excluding Void)
 Including Limited Use Area (3.0 sq m / 32 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 292507



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