

BARTON·WYATT

FLAT K, DORMY HOUSE, WENTWORTH



# Flat K, Dormy House

Portnall Drive • Virginia Water • Surrey •  
GU25 4NP

*A generously proportioned ground floor two-bedroom apartment in the heart of  
Wentworth Estate.*



- |   |   |
|---|---|
| <ul style="list-style-type: none"><li>◇ Two double bedrooms</li><li>◇ Private gated estate</li><li>◇ Close to the golf course</li><li>◇ Fitted kitchen</li><li>◇ Garage</li></ul> | <ul style="list-style-type: none"><li>◇ Ground floor apartment</li><li>◇ Communal gardens</li><li>◇ High ceilings</li><li>◇ In need of some modernising</li><li>◇ Period building</li></ul> |
|---|---|



Entrance Hall ◇ Kitchen/ Breakfast room ◇ Dining Hall ◇ Sitting Room ◇ Principal bedroom ◇ One further  
Bedrooms ◇ Family Bathroom ◇ Garage ◇ Communal Gardens

## **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 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, light fittings and integrated appliances are included in the sale.

**Services:**

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

**Local Authority:**

Runnymede Borough Council - 01932 838383.

**Tenure:**

Leasehold- each owner has a 15th share of Dormy house management company who own Freehold.

**Council Tax Band:**

Band F

**Service Charge:**

Approximately £5500.00 per annum which includes the gas charges. Wentworth roads charge also applies, approximately £100per annum.

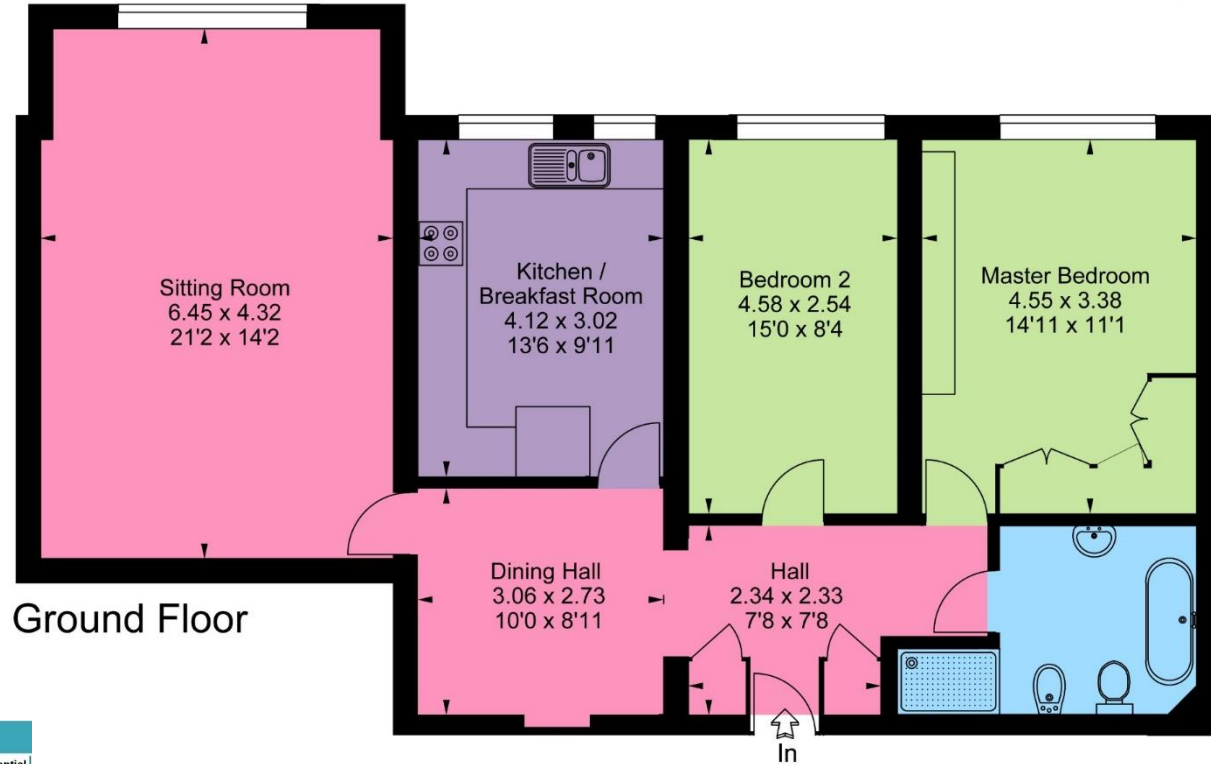
**Energy Rating:**

C72



**Dormy House, Portnall Drive, Virginia Water**

Approximate Gross Internal Area  
95.0 sq m / 1022 sq ft



Ground Floor

FLOORPLANZ © 2017 0203 9056099 Ref: 183880

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



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