

BARTON · WYATT

• THE PENTHOUSE, DORMY HOUSE • WENTWORTH ESTATE •

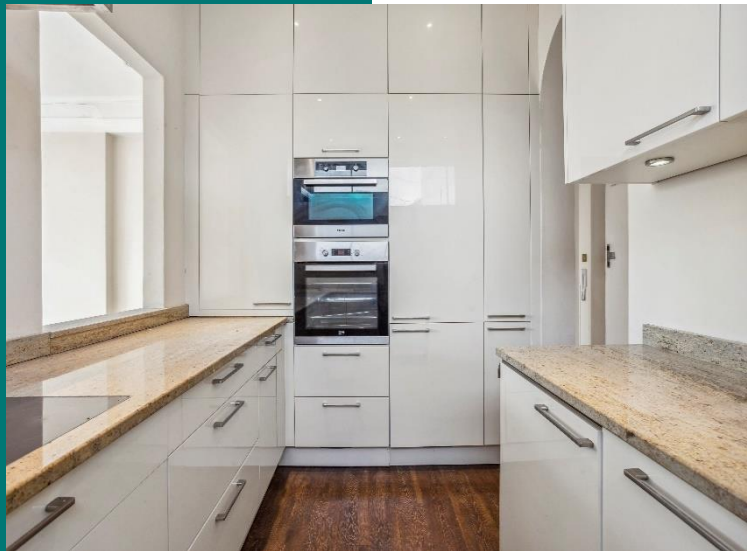


• The Penthouse • A Dormy House • Portnall Drive •
Virginia Water • GU25 4NP

A stunning second floor apartment with far-reaching views of the Wentworth golf course and beyond.



- ◇ Highly prestigious location within the main island of Wentworth
- ◇ Beautiful communal gardens fronting the second hole of the East course at Wentworth
- ◇ Stunning drawing room
- ◇ Three good sized bedrooms adaptable to be used as a study dining, et cetera
- ◇ Kitchen semi open to the drawing room
- ◇ Vacant possession
- ◇ Well-equipped bathroom
- ◇ Garage
- ◇ *Please note this property has been smoked damaged and requires redecoration and carpeting*



The Wentworth Estate

The prestigious Wentworth Estate extends to around 1,750 acres and dates 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.



Services:

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

Local Authority:

Runnymede Borough Council
– 01932 828383

Council Tax Band:

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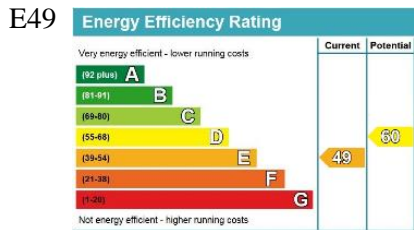
Tenure

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

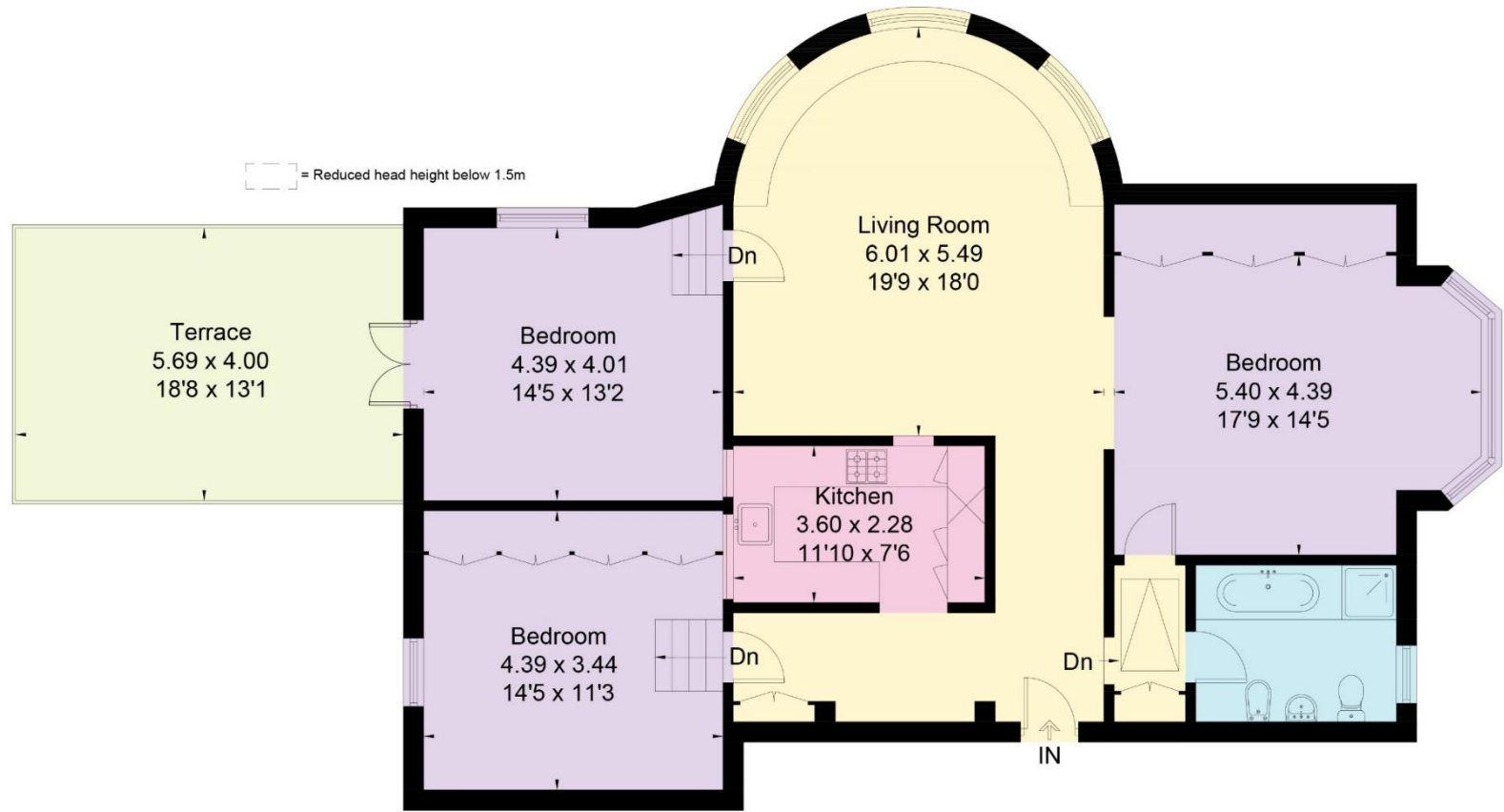
Service Charge:

Approximately £7200.00 per annum, which includes the gas charges. Wentworth roads charge also applies, approximately £100per annum.

Energy Rating:



Approximate Floor Area = 126.4 sq m / 1360 sq ft



Third Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #76234



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