

# EARLSWOOD HOUSE



ABBOTS DRIVE, WENTWORTH ESTATE,  
VIRGINIA WATER, SURREY, GU25 4SE

**OCTAGON**



# A MAGNIFICENT FAMILY RESIDENCE SITUATED ON THE PRESTIGIOUS WENTWORTH ESTATE.

OFFERING SUBSTANTIAL ACCOMMODATION OVER THREE FLOORS, AND SET IN BEAUTIFULLY LANDSCAPED SOUTH FACING GARDENS.



## EXTERIOR:

- Secure electronically controlled entrance gates with video link to the property.
- Integral double garage with electronically controlled up and over door.
- Large, front forecourt area for visitor's parking.
- Fine architectural detailing with extensive use of stonework and bespoke joinery.
- Full width, south facing rear sun terrace, ideal for alfresco dining and entertaining.
- Professionally designed landscaping scheme to front and rear gardens.
- Master bedroom en-suite is beautifully appointed and includes a bath, large walk-in shower, twin hand basins, WC and bidet.
- The master bedroom has double doors with a glass Juliet balcony overlooking the rear garden and a walk-in dressing room.
- The second floor has a further bedroom, en-suite bathroom, playroom, cloakroom and plant room.
- Under floor heating is installed to ground, first and second floors.
- Whole house mechanical ventilation system with heat recovery.

## INTERIOR:

- Attractive front entrance door with glazed sidelights.
- Impressive marble floored entrance hall with feature 3 storey height window adjoining staircase.
- Timber staircase with walnut treads, risers and handrail. Steel rod balustrading and carpet runner with chrome stair rods.
- High gloss kitchen units with contrasting quartz worktop set in 'open' kitchen/breakfast/family room, leading onto terrace.
- Extensive range of built-in Miele cooking appliances and refrigeration equipment as well as washing machine and tumble dryer in the separate utility room.
- Drawing room with contemporary gas fireplace and a pair of casement doors opening directly onto the terrace.
- Large dining room with doors to rear terrace.
- Integrated door entry intercom and programmable lighting systems using Control 4 and iLight.
- A professionally designed interior scheme co-ordinating, carpets, flooring, wall tiling and wallpaper.
- Pre-wired for home cinema.
- Comprehensive pre wiring for multi room audio, data and TV systems.
- Complete solar PV system ready for feed in tariff application.
- NSI approved security system including pre-wiring for CCTV cameras.



# FLOOR PLANS

## GROUND FLOOR

|                                   |                |                |
|-----------------------------------|----------------|----------------|
| Drawing Room                      | 5.74m x 5.26m  | 18'10" x 17'3" |
| Dining Room                       | 4.36m x 4.16m  | 14'5" x 13'8"  |
| Kitchen/Breakfast/<br>Family Room | 10.36m x 5.84m | 34'0" x 19'2"  |
| Study                             | 3.61m x 3.53m  | 11'10" x 11'7" |
| TV Den                            | 3.61m x 3.53m  | 11'10" x 11'7" |
| Garage                            | 6.16m x 5.58m  | 20'2" x 18'4"  |



## FLOOR PLANS

### FIRST FLOOR

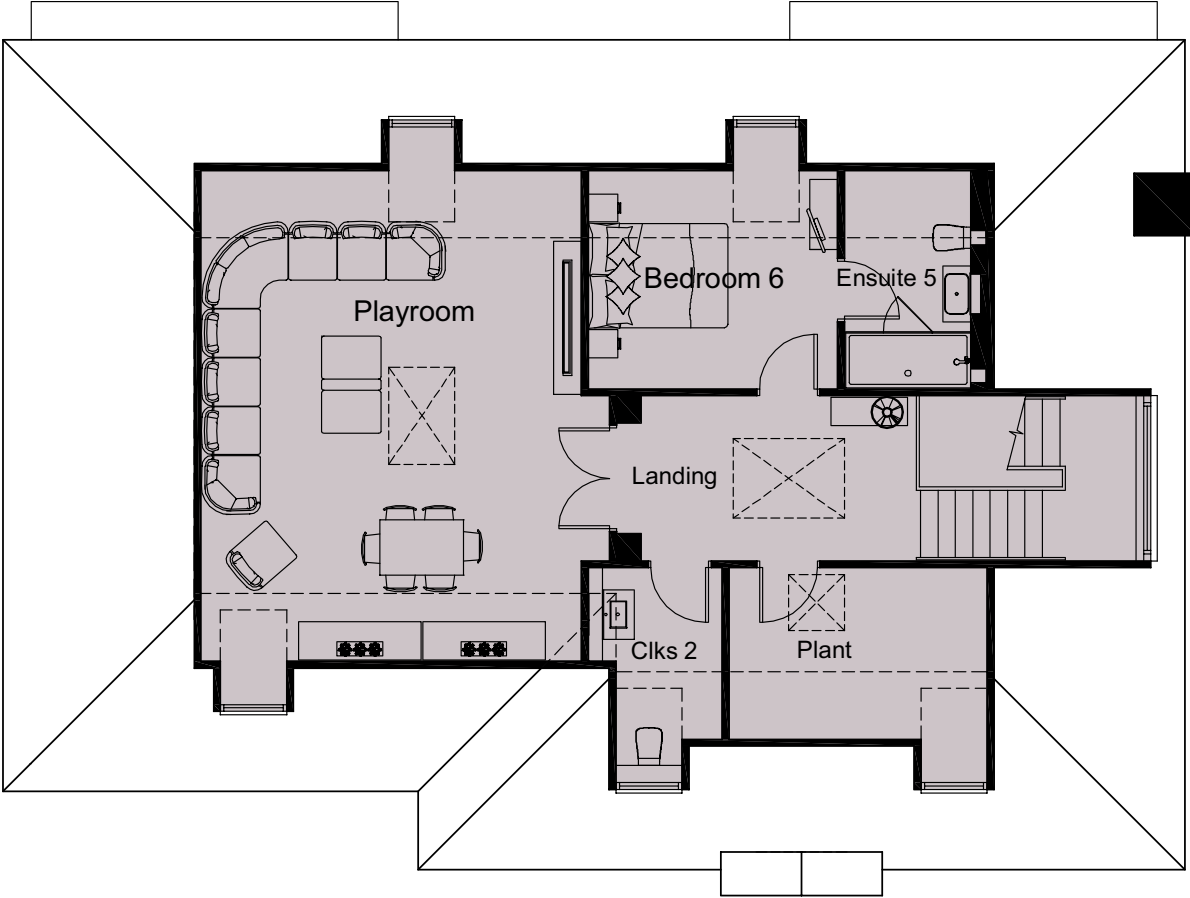
|                 |               |                |
|-----------------|---------------|----------------|
| Master Bedroom  | 6.14m x 5.35m | 20'2" x 18'2"  |
| Master Dressing | 4.06m x 1.75m | 13'4" x 5'9"   |
| Bedroom 2       | 4.29m x 4.03m | 14'1" x 13'3"  |
| Bedroom 3       | 3.96m x 3.61m | 13'0" x 11'10" |
| Bedroom 4       | 4.29m x 4.03m | 14'1" x 13'3"  |
| Bedroom 5       | 3.61m x 3.22m | 11'10" x 10'7" |



# FLOOR PLANS

## SECOND FLOOR

|           |               |                |
|-----------|---------------|----------------|
| Playroom  | 7.03m x 5.43m | 23'1" x 17'10" |
| Bedroom 6 | 3.55m x 3.12m | 11'8" x 10'3"  |



## AN UNRIVALLED LOCATION

Earlswood House is set within a south facing plot approaching ½ acre, located within a highly sought after private road on the prestigious Wentworth Estate - an exclusive location with a tranquil atmosphere and access to world class sporting facilities.

Virginia Water and the renowned private Wentworth Estate and championship golf course are situated to the south of Windsor Great Park, with its open spaces and is home to the notable lakes and green spaces of Savill Gardens.

Sporting activities abound throughout the area, with Royal Ascot nearby and an impressive selection of first class courses for golf enthusiasts. These include Sunningdale, the Berkshire and of course the world famous Wentworth Club which also has its own tennis, swimming and leisure/spa facilities.

The area is renowned for its excellent selection of schooling such as Papplewick Preparatory School, St George's Boys School, St Mary's Girls School and ACS International in Egham.

Virginia Water train station which provides direct access to London Waterloo in approximately 40 minutes and the area is well situated for both Heathrow Airport, Gatwick Airport and the motorway network.



### SCHOOLS

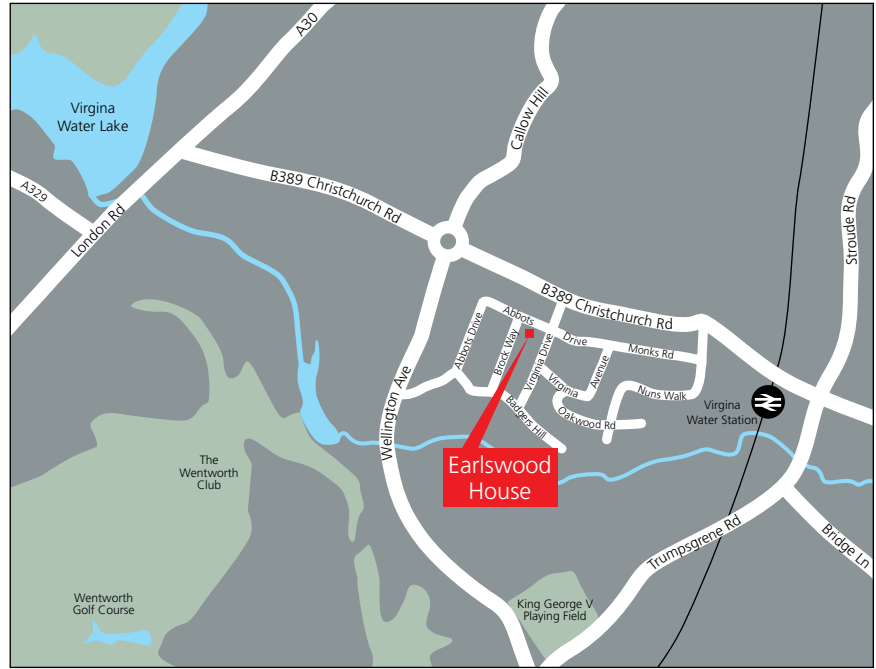
- ACS International
- Bishopsgate School
- St John's Beaumont School
- TASIS
- Hall Grove School

### LEISURE

- Wentworth Golf Club
- Wentworth Health and Tennis Club
- Dell Park Livery Stables
- Coworth Park
- Savill Gardens

### TRAVEL

- London Waterloo, 45 minutes
- Heathrow, 25 minutes
- Gatwick, 30 minutes
- M25 (Junction 13), 15 minutes



## DIRECTIONS

From Barton Wyatt's office in Station Approach, Virginia Water, turn left onto Christchurch Road and second left into Virginia Avenue. At the crossroads turn right into Abbots Drive - Earlswood House will be found second on the left hand side.

### Disclaimer

These particulars are for general information only and do not constitute any part of an offer or a contract. All statements contained herein are made without responsibility on the part of the agents or the seller and are not to be relied upon as statement or representation of fact.

Intending purchases or lessees must satisfy themselves, by inspection, measurement or otherwise, as to the correctness of each of the statements or dimensions contained in these particulars.

## RESERVATION

To reserve the property we require a reservation fee of £10,000 made payable to Octagon Developments Limited, together with the name and address of your solicitor. Upon exchange of contracts, 10% of the purchase price is payable, less the reservation fee. Balance of the purchase money is payable on legal completion.

## NHBC

The properties are independently surveyed during construction by the NHBC who will issue their ten year warranty certificate upon satisfactory complete of the dwelling.

## MAINTENANCE

Octagon have their own maintenance department and inspect the property approximately six months after the purchase and attend to any remedial work that is deemed necessary.

## SUBJECT TO CONTRACT

All particulars in this brochure, including the illustrations of the houses and their gardens, are for guidance only as it may have been necessary to introduce some alterations to these or their specification since publication. This brochure therefore cannot form any part of the contract or be taken as an indication of warranty or guarantee on the properties.

## EPC

| Energy Efficiency Rating                    |  | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs |  |         |           |
| (92 plus) <b>A</b>                          |  |         |           |
| (81-91) <b>B</b>                            |  | 86      | 86        |
| (69-80) <b>C</b>                            |  |         |           |
| (55-68) <b>D</b>                            |  |         |           |
| (39-54) <b>E</b>                            |  |         |           |
| (21-38) <b>F</b>                            |  |         |           |
| (1-20) <b>G</b>                             |  |         |           |
| Not energy efficient - higher running costs |  |         |           |



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