



# CARNANTON

---

THE WENTWORTH ESTATE  
SURREY

WOODLANDS ROAD EAST, WENTWORTH, VIRGINIA WATER, SURREY GU25 4PH





# CARNANTON

## FOR A PRIVILEGED LIFESTYLE ON THE WENTWORTH ESTATE

A HIGHLY PRESTIGIOUS  
SIX BEDROOM HOME SUPERBLY SITUATED  
ON HIGH GROUND WITHIN  
THE WENTWORTH ESTATE

---

Grand galleried reception hall, drawing room, dining room, family room, study, library, kitchen/breakfast/garden room, utility room, lower ground floor utility room and storage room, garaging for several cars, master bedroom with en-suite dressing room and bathroom, guest bedroom with en-suite dressing room and bathroom, two further bedrooms on the first floor with en-suite bathrooms, bedrooms five and six on the second floor with shower room, second floor games room,

Gardens and grounds of approximately 1.5 acres.

Approximate gross internal floor area 11,070 square feet.

WENTWORTH CLUB 1 MILE, VIRGINIA WATER VILLAGE 0.5 MILES,  
ASCOT 4 MILES, WINDSOR 6 MILES, M25 (J13) 3.5 MILES,  
CENTRAL LONDON 28 MILES (DISTANCES APPROXIMATE)



### VIEWING

With sole agents, Barton Wyatt  
The Estate Office, Virginia Water, Surrey GU25 4DL  
Telephone 01344 843000

**BARTON · WYATT**

[www.bartonwyatt.co.uk](http://www.bartonwyatt.co.uk)

## DESCRIPTION

Carnanton was completed in 2009 for the current owners by prestigious house builder, Applegate Homes, a company renowned for their build quality and finish at the top end of the luxury housing market.

The property has been immaculately maintained and is now presented for sale in beautiful condition throughout.

As you enter the property, a grand staircase leads up to the first floor and galleried landing. The eye is also drawn through the dining room into the garden and beyond. The grand hall is a spectacular feature of the property.



The principal reception rooms and the enormous kitchen/breakfast/garden room are situated at the rear of the property - all offer superb areas for a contemporary family lifestyle and informal entertaining. The family room and the library are bright double aspect rooms located at the front of the house.

On the first floor there is a very large master bedroom suite, luxuriously equipped with mirror fronted wardrobes in the dressing room and an opulent bathroom.

There are three additional bedroom suites on the first floor, with a further three adaptable rooms on the second floor depending on the owners requirements.

On the lower ground floor is the main laundry room, a useful luggage room as well as the enormous garage. The garage, with electric up and over door and direct access into the house, is approached via a ramp down drive.

Carnanton has a tremendous feeling of space and light with large windows being a theme throughout the house. It is a very liveable home and at the same time, ideal for entertaining on a grand scale or informally in the kitchen area.





## GARDENS AND GROUNDS

The property is approached through wrought iron electronically operated gates on brick piers over a brick cobbled driveway providing parking for several cars.

A discreet ramp leads down to the secure lower ground floor parking with access straight into the house, an intriguing feature for the car enthusiast. The house sits at the very end of Woodlands Road East on high ground someway above its own gates from the road.

Across the rear of the property is an extensive paved patio area with steps leading up onto the lawns which graduate into a lightly wooded parkland area further down the garden. The whole is well enclosed by large laurel hedging and mature trees affording a great deal of privacy from the adjoining properties.

The plot amounts to approximately 1.5 acres in all.

## SERVICES

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

## FIXTURES AND FITTINGS

Carpets, curtains, light fittings and white goods available by separate negotiation. Please contact Barton Wyatt for further details Telephone 01344 843000.







## WENTWORTH, SURREY

Carnanton is superbly situated within the Wentworth Estate on high ground at the top of Woodlands Road East, a highly prestigious road located between the picturesque shopping parades of Virginia Water and the world renowned Wentworth Golf Club.

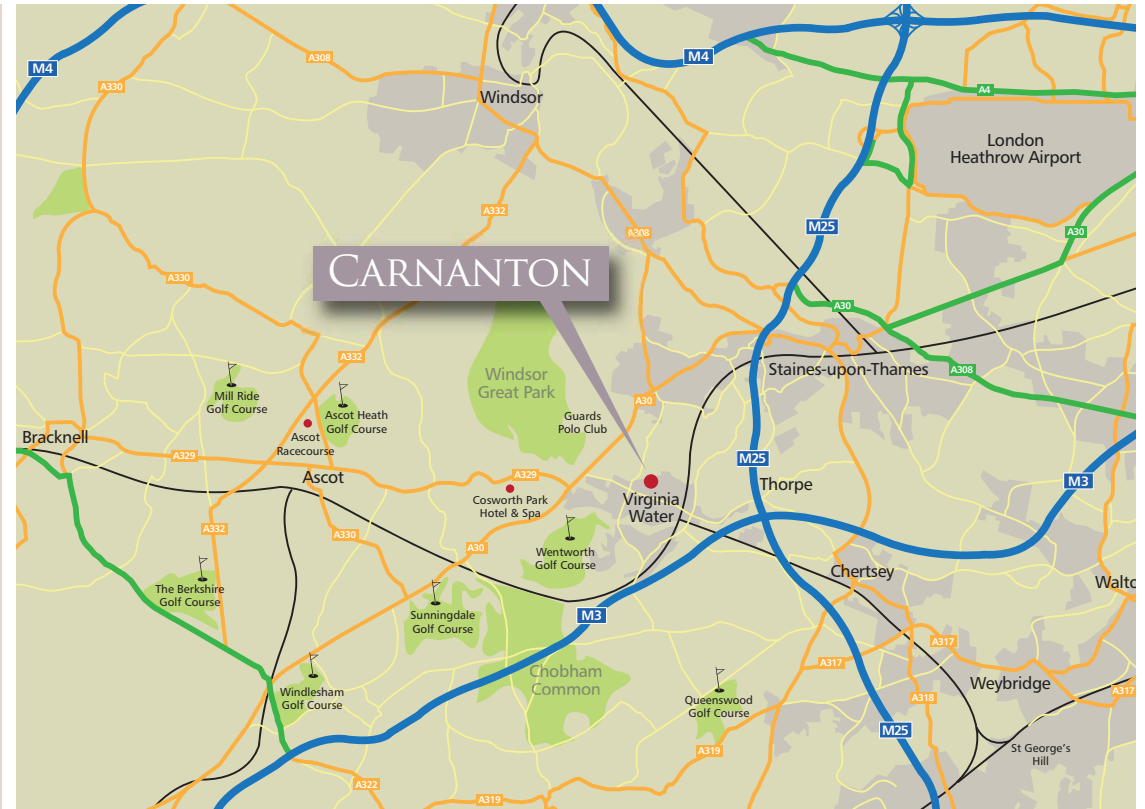
Virginia Water shops are located just half a mile away as well as the train station with a fast service of trains to London Waterloo in 42 minutes. For the weekly household shop there is an excellent Waitrose in Sunningdale and for more extensive shopping facilities, the towns of Windsor, Guildford and Kingston are all close at hand.

Junction 13 of the M25 is just 3.5 miles away giving access to London, Heathrow and the motorway network. Other than the world renowned Wentworth Club, country clubs abound in the area such as Foxhills, Queenwood, Sunningdale and the Royal Berkshire. Delightful walks can be enjoyed around Virginia Water Lake which leads up to the Polo at Smiths Lawn, adjacent to Savill Gardens and Windsor Great Park beyond for riding.

The area is also very well catered for by a wide choice of private prep schools, as well as two international schools, ACS in Egham and TASIS in Thorpe.

## DIRECTIONS

From our offices in Virginia Water turn left onto Christchurch Road and first right into Woodlands Road East. At the fork bear left and continue to the top where Carnanton will be found on the left hand side.

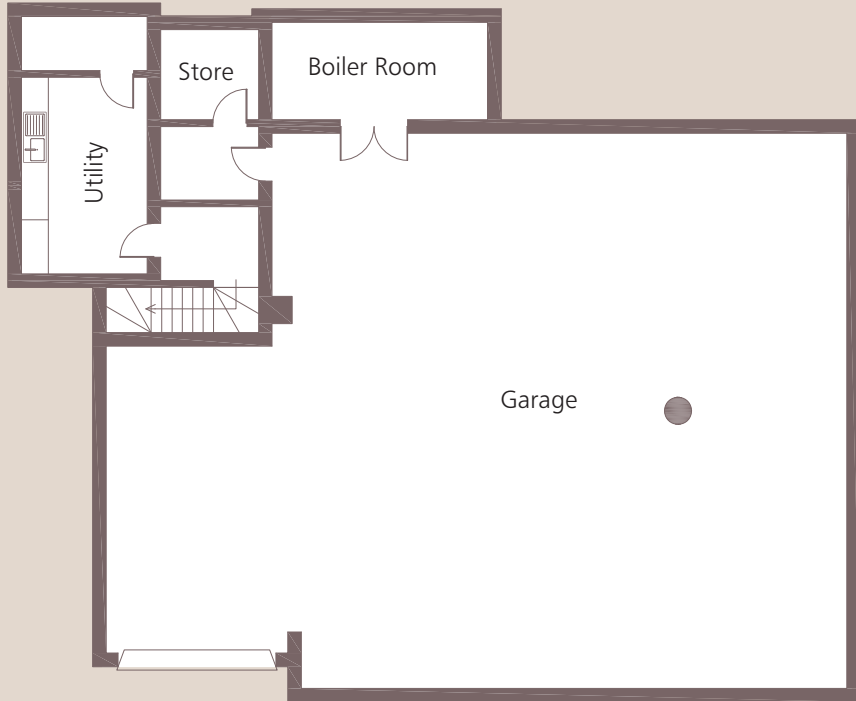


APPROX GROSS INTERNAL AREAS

MAIN HOUSE - 8889 SQ FT / 826 SQ M

GARAGE - 2181 SQ FT / 203 SQ M

OVERALL TOTAL - 11070 SQ FT / 1029 SQ M



LOWER GROUND

GARAGE	16.4m x 12.3m	53' 11" x 40' 5"
BOILER ROOM	4.8m x 2.2m	15' 8" x 7' 1"
UTILITY ROOM	4.4m x 2.8m	14' 4" x 9' 2"



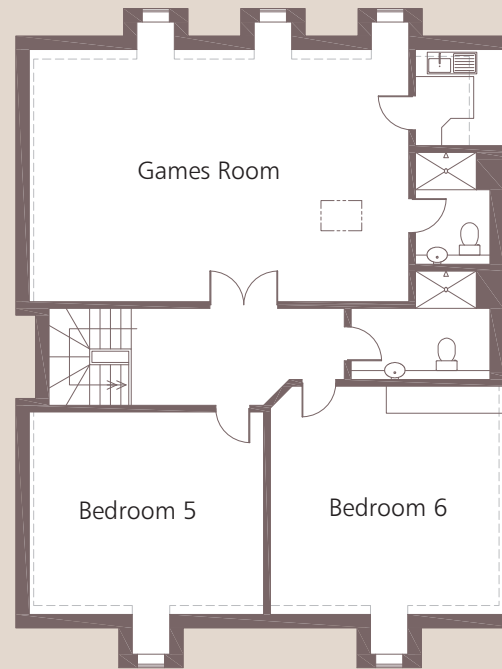
GROUND FLOOR

RECEPTION HALL	11.4m x 5.3m	37' 6" x 17' 6"
FAMILY ROOM	8.2m x 5.9m	27' 0" x 19' 5"
KITCHEN / BREAKFAST / SITTING (max)	11.1m x 9.9m	36' 3" x 32' 6"
DINING ROOM	7.3m x 5.6m	23' 10" x 18' 6"
DRAWING ROOM	8.1m x 7.5m	26' 5" x 24' 7"
GYM	5.0m x 3.9m	16' 5" x 12' 9"
STUDY	5.0m x 4.2m	16' 5" x 13' 9"



FIRST FLOOR

MASTER BEDROOM	8.8m x 5.4m	28' 11" x 18' 6"
DRESSING ROOM	5.3m x 4.1m	17' 3" x 13' 5"
BEDROOM 2 (max)	7.3m x 5.0m	23' 9" x 16' 5"
DRESSING ROOM	3.1m x 3.0m	10' 2" x 9' 10"
BEDROOM 3 (max)	6.2m x 4.6m	20' 3" x 15' 0"
BEDROOM 4 (max)	6.2m x 4.6m	20' 3" x 15' 0"



SECOND FLOOR

GAMES ROOM	8.4m x 5.6m	27' 7" x 18' 4"
BEDROOM 5	5.2m x 4.5m	17' 1" x 14' 9"
BEDROOM 6	5.2m x 5.1m	17' 1" x 16' 7"



IMPORTANT

These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair summary of the property. Any description or information should not be relied on as a statement or representation of fact or that the property or its services are in good condition. The photographs show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. Any reference to alterations to or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by an intending purchaser. All statements contained in these particulars in relation to the property are made without responsibility of Barton Wyatt or its clients. Neither Barton Wyatt (nor any joint agents) nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property.

ENERGY PERFORMANCE

**Energy Performance Certificate**

Camranton, Woodlands Road East, VIRGINIA WATER, GU25 4PH

Dwelling type: Detached house      Reference number: 0906-2816-7914-8822-8851  
 Date of assessment: 26 September 2012      Type of assessment: RUSAP, existing dwelling  
 Date of certificate: 26 September 2012      Total floor area: 688 m<sup>2</sup>

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£11,616
Over 3 years you could save	£261

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£885 over 3 years	£552 over 3 years	
Heating	£10,347 over 3 years	£10,419 over 3 years	
Hot Water	£384 over 3 years	£354 over 3 years	You could save £261 over 3 years
<b>Total</b>	<b>£11,616</b>	<b>£11,369</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

**Energy Efficiency Rating**

	Current	Potential
Energy Efficiency Rating	D	C

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1. Low energy lighting for all fixed outlets	£150	£261	
2. Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£663	

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/usingenergy](http://www.direct.gov.uk/usingenergy) or call 0300 123 1234 (Monday to Friday 9am to 5pm). When the Green Deal launches, it will allow you to make your home warmer and cheaper to run at no up-front cost.



## VIEWING

With sole agents, Barton Wyatt  
The Estate Office, Virginia Water, Surrey GU25 4DL  
Telephone 01344 843000

**BARTON · WYATT**

[www.bartonwyatt.co.uk](http://www.bartonwyatt.co.uk)