

KEEPERS WOOD



VIRGINIA AVENUE, WENTWORTH ESTATE,
VIRGINIA WATER, SURREY, GU25 4RY

OCTAGON



SITUATED WITHIN THE PRESTIGIOUS WENTWORTH ESTATE, THIS LUXURY FAMILY HOME OFFERS EXTENSIVE ACCOMMODATION ARRANGED OVER THREE FLOORS AND HAS BEEN BUILT TO OCTAGON'S AWARD WINNING STANDARD OF SPECIFICATION AND FINISH.



EXTERIOR:

- Secure electronically controlled entrance gates with video link to the property.
- Integral, triple garage with electronically controlled up and over doors.
- 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 in the summer months.
- Professionally designed landscaping scheme to front and rear gardens.

INTERIOR:

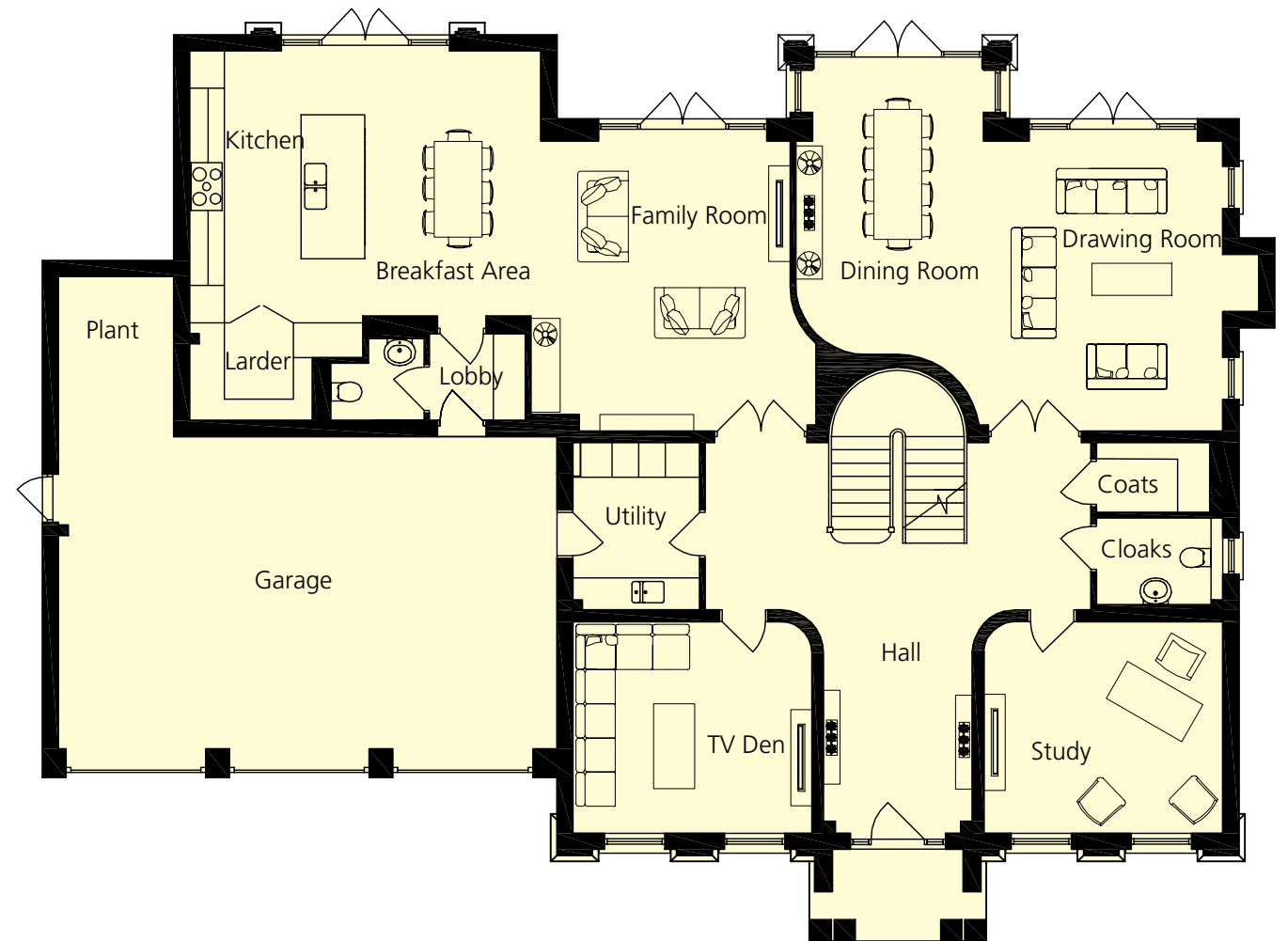
- Attractive front entrance door with glazed sidelights.
- Impressive marble floored entrance hall.
- Marble tread staircase with glass balustrades and walnut hand rail.
- Large combined kitchen, breakfast and family area with walk in larder and useful, second cloakroom.
- Hi gloss, handcrafted linear style kitchen units with contrasting stone worktop.
- Extensive range of built in Meile cooking appliances and refrigeration equipment, plus a separate washing machine and tumble dryer in the utility room.

- Linked dining and drawing room with contemporary gas fireplace and two pairs of casement doors opening directly onto the terrace.
- A spacious, guest's cloakroom, TV den and study complete the downstairs accommodation.
- All first floor bedrooms have en-suite facilities and are fitted with built in wardrobes.
- The master bedroom en-suite is beautifully appointed and includes a centre, free standing bath, TV, bespoke twin basin vanity unit, super-sized walk in wet room and separate wc and bidet.
- The master bedroom has double doors with a glass Juliet balcony overlooking the rear garden.
- Top floor has a further bedroom, bathroom and a leisure room with mini kitchen.
- Under floor heating is installed to ground and first floors, whilst the top floor is heated by radiators.
- Chilled air system with air-source renewable energy heat pump technology.
- Programmable lighting to ground floor habitable rooms plus the master suite and the 1st floor landing.
- A professionally designed interior scheme co-ordinating, carpets, flooring, wall tiling and wallpaper is included.

FLOOR PLANS

GROUND FLOOR

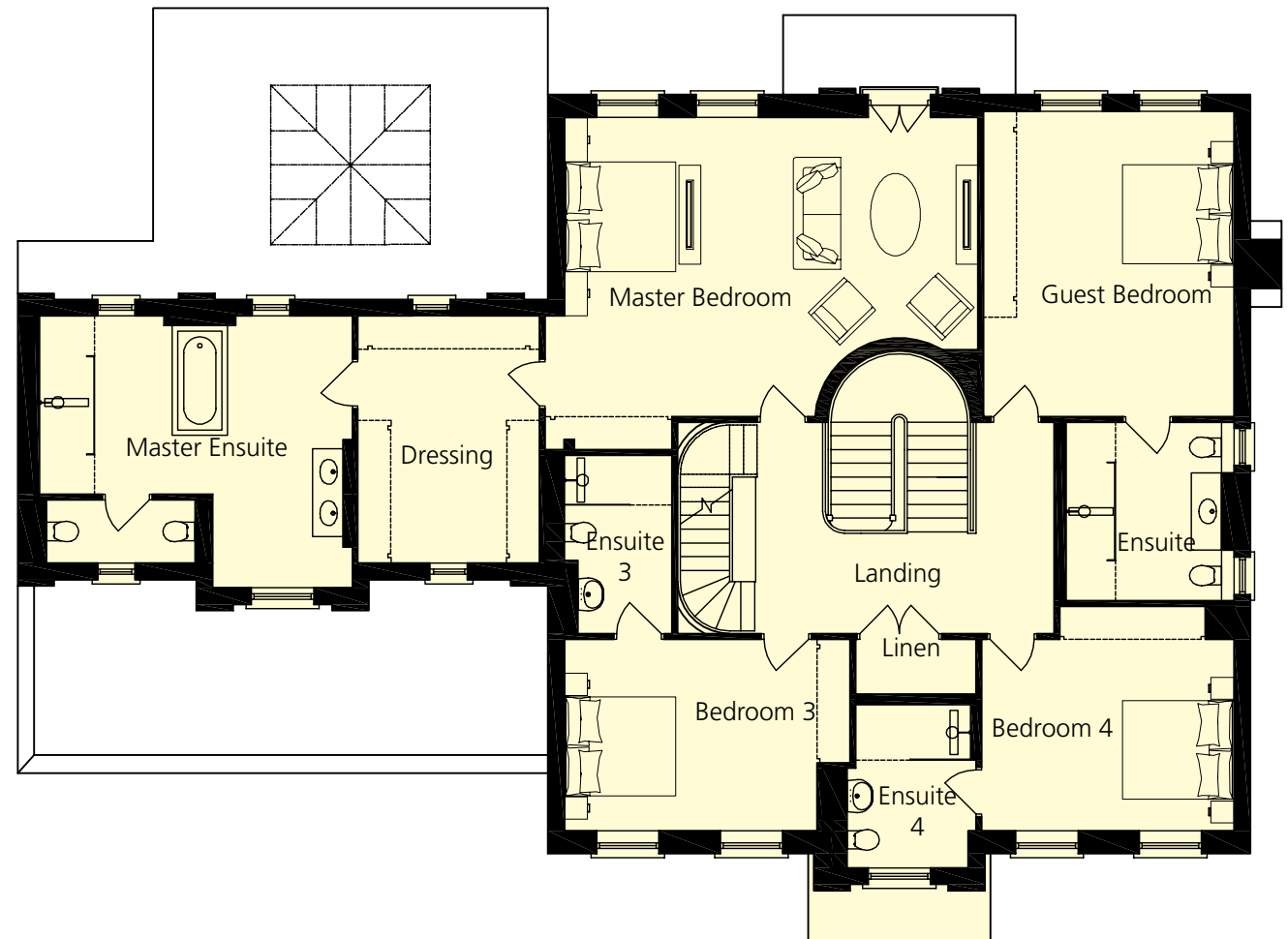
Drawing Room	5.33m x 4.47m	17'9" x 14'8"
Dining Room	5.54m x 3.51m	18'2" x 11'6"
Family Room	5.41m x 5.33m	17'9" x 17'6"
Kitchen/Breakfast Area (incl. Larder)	6.91m x 6.55m	22'8" x 21'6"
Study	4.47m x 3.96m	14'8" x 13'0"
TV Den	4.47m x 3.96m	14'8" x 13'0"



FLOOR PLANS

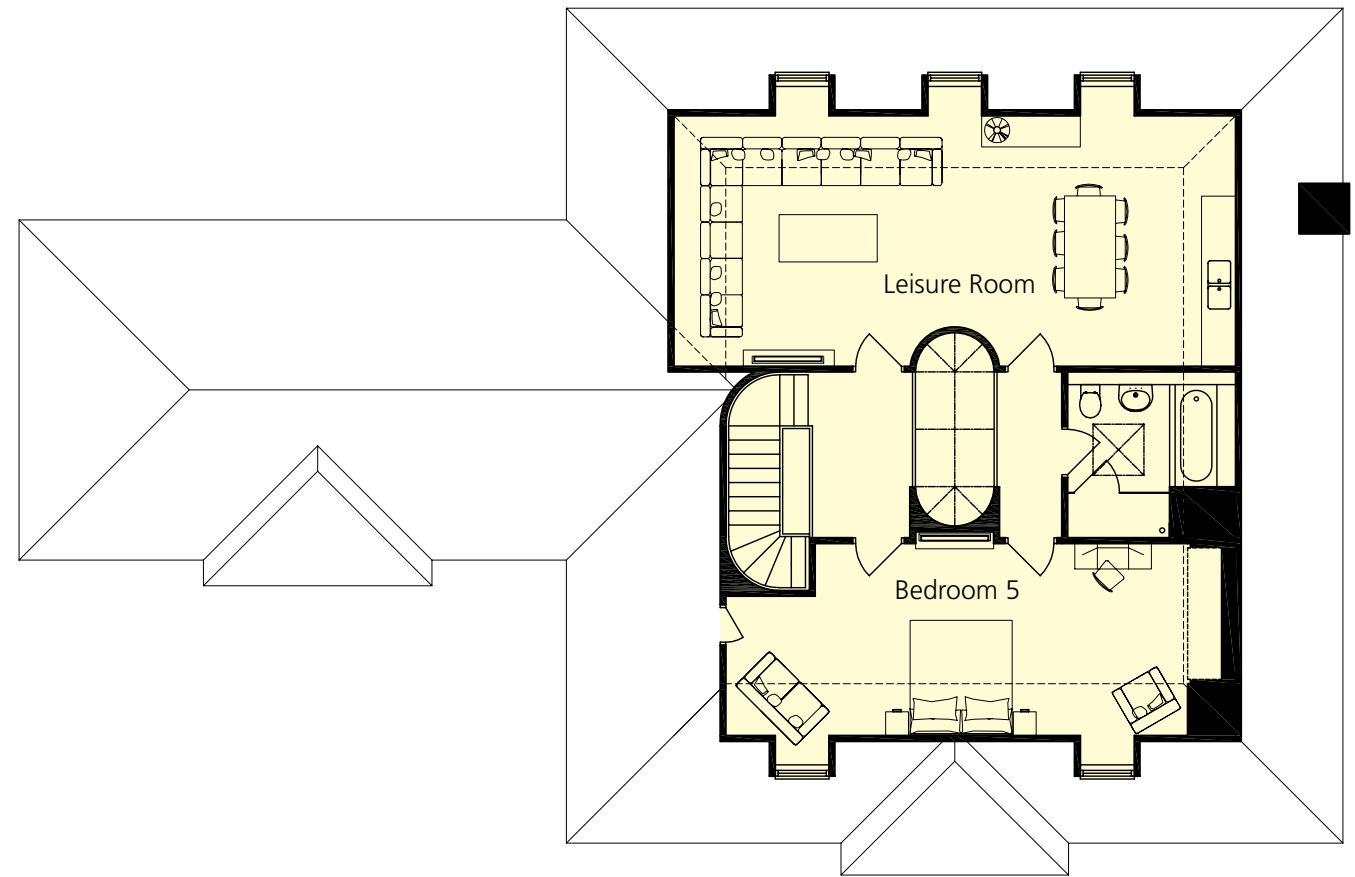
FIRST FLOOR

Master Bedroom	7.52m x 6.02m	24'8" x 19'9"
Master Dressing Room	4.47m x 3.28m	14'8" x 10'9"
Guest Bedroom	5.54m x 4.57m	18'2" x 15'0"
Bedroom 3	5.18m x 3.45m	17'0" x 11'4"
Bedroom 4	4.57m x 4.06m	15'0" x 13'4"



SECOND FLOOR

Bedroom 5	8.96m x 3.35m	29'5" x 11'0"
Leisure Room	9.88m x 4.39m	32'5" x 14'5"



AN UNRIVALLED LOCATION

Keeper's Wood is set within 0.7 acres of south facing rear gardens in a highly sought after road on the prestigious Wentworth Estate, in Virginia Water, Surrey.

There are some first class local amenities in Virginia Water village, including a number of delightful restaurants, cafes, delicatessens, sophisticated fashion boutiques and general stores.

Within a five minute drive is the Michelin 2 star Coworth Park Hotel, which also has impressive spa facilities.

On the Wentworth Estate is the world renowned Wentworth Club, with its championship golf course, along with three other outstanding courses, tennis, health club with in and outdoor swimming pools.

There is a myriad of local beauty spots for leisurely walks, including the Virginia Water Lakes, Savill Gardens, and Windsor Great Park. For turf fanciers, Ascot Racecourse can be reached in around five minutes by car.

Families will also appreciate the number of local independent schools, including Sunningdale and Papplewick Preparatory Schools, St George's Boys, St Mary's Girls, The American School, and within easy driving distance, the hallowed halls of Eton.

Travel services and connections are excellent.

By road, there is fast access to M25, M4 and M3 motorways, Heathrow and Gatwick airports, and rail services from Virginia Water into London take a comfortable 45 minutes.



ROYAL ASCOT



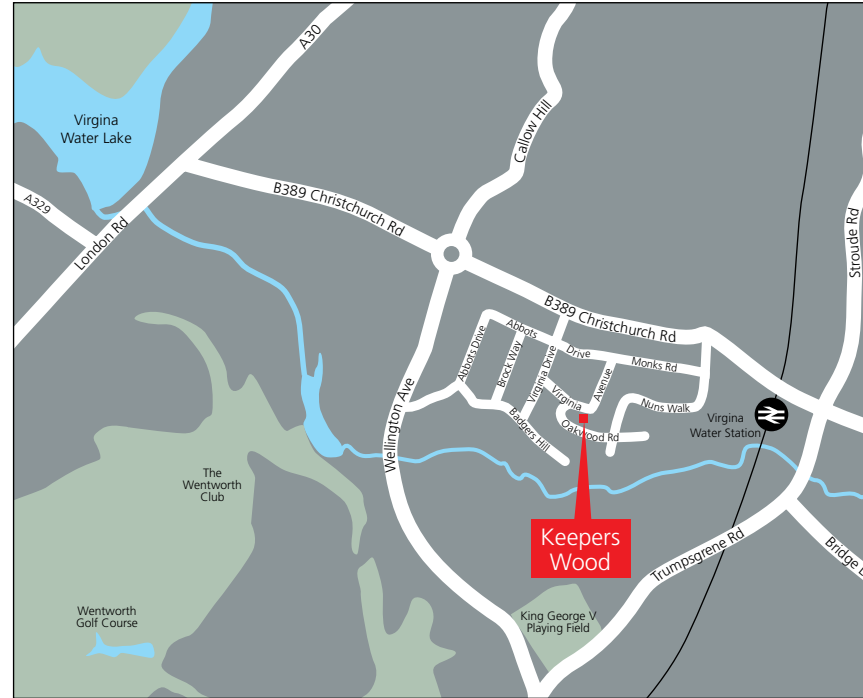
GOLF AT WENTWORTH



WINDSOR GREAT PARK & CASTLE



POLO AT SMITH'S LAWN



THE PERFECT SETTING

Situated in Virginia Avenue one of the Wentworth Estates' premier residential roads this magnificent new family home has the benefit of a secure and secluded environment, surrounded by beautifully landscaped, south facing grounds.

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 a statement or representation of fact.

Intending purchasers 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.

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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 Local Authority Building Control 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.

PREDICTED EPC

