



Pineways

Christchurch Road, Virginia Water, Surrey

**STRUTT
& PARKER**

BNP PARIBAS GROUP

An impressive detached residence on the edge of the esteemed Wentworth Estate

A stunning detached house with a wealth of luxury accommodation, set in a highly desirable and well-connected position in the heart of Virginia Water. The property features handsome rendered elevations outside, while the interior showcases light and airy rooms enhanced by neutral décor and sophisticated contemporary finishes throughout.



2 RECEPTION ROOMS



4 BEDROOMS



3 BATHROOMS



GARAGE



LANDSCAPED GARDENS



FREEHOLD



TOWN



2,724 SQ FT



**GUIDE PRICE
£2,395,000**



The property

Pineways is a striking, luxurious home with a beautifully styled interior and a south-west facing garden, in a coveted Virginia Water location, just moments from the prestigious Wentworth Club and Virginia Water Lake.

The property features exquisite detailing throughout, beginning with the grand columned entrance and double doors opening into the impressive reception hall with its double-height ceiling and galleried landing above. From here, double doors open into the generously proportioned sitting/dining room, which enjoys natural light from both front and rear windows, along with French doors that open into the rear garden. There is plenty of space for a relaxed seating area and a family dining table, complemented by recessed LED lighting and an elegant fireplace.

Also on the ground floor, a useful study provides private home working space, while the 28ft kitchen/breakfast room serves as a hub for everyday living and entertaining, with its seating or dining area. The

kitchen itself features sleek modern fittings, including a central island with a breakfast bar, dual ovens, induction hob with extractor, a wine cooler and space for an American-style fridge/freezer. A separate utility room offers additional appliance space and storage, while a cloakroom is conveniently located off the reception hall.

Upstairs, the galleried landing is enriched by an ornate spiral chandelier light fitting and benefits from an overhead window that fills the space with natural light. The accommodation is arranged to provide four bedrooms, including the principal bedroom with its bay window, built-in wardrobes and en suite bathroom. A second bedroom also enjoys en suite facilities, while a family bathroom services the remaining bedrooms.



Outside

At the front, the property benefits from an in-and-out driveway secured by dual gates, opening onto a gravel driveway offering ample parking for several vehicles and providing access to the garage. The garden is enclosed by clipped hedging to provide privacy, and a contemporary sphere water feature serves as a striking focal point, with topiary plants adding to the garden's elegant aesthetic.

To the rear, the garden enjoys a south-west facing aspect, creating an ideal setting for outdoor living and relaxation. A paved terrace with elegant stone balustrading extends across the back of the house, with steps leading down to a well-maintained lawn. At the far end of the garden, there is a further paved seating area alongside a pond. A versatile outbuilding, currently arranged as a home office/gym and separate workshop, offers excellent flexibility for work or leisure, and atmospheric outdoor lighting enhances the garden space after dusk.

Location

Pineways is conveniently located for local shops catering for day-to-day needs whilst the towns of Windsor, Staines, Chertsey and Woking offer a further, more extensive range of shopping and leisure facilities. For the commuter, transport links are excellent with easy access to the motorway network, Heathrow and Gatwick Airports, and Central London; regular train services to London are available from Virginia Water station (just one mile away), and Sunningdale and Ascot stations.

Recreational facilities in the area include golf at the nearby world-famous Wentworth Golf Club, Sunningdale, Swinley Forest and The Berkshire; polo at Smiths Lawn and the Royal County of Berkshire Polo Club; and horse racing at Ascot and Windsor.

The area is well-known for its excellent schools, both in the state and independent sectors, and the local Trumps Green Infant School and Christchurch C of E Infant School are very well regarded.

Distances

- M25 (Jct 13) 4.2 miles
- M3 (Jct 3) 6.5 miles
- Egham 2.8 miles
- Sunningdale 3.6 miles
- Ascot High Street 5.2 miles
- Heathrow Airport (T5) 7.8 miles
- Central London 25.5 miles

Key Locations

- Wentworth Golf Club
- Virginia Water Lake
- Windsor Castle
- Windsor Great Park
- Savill Garden
- Ascot Racecourse
- Royal Windsor Racecourse
- Runnymede
- LEGOLAND Windsor Resort

Nearby Stations

- Virginia Water
- Sunningdale
- Ascot

Nearby Schools

- St. John's Beaumont, Englefield Green
- Bishopsgate, Englefield Green
- St. George's, Windsor
- Upton House, Windsor
- Papplewick, Ascot
- Heathfield, Ascot
- St. George's, Ascot
- St. Mary's, Ascot
- Eton College
- Royal Holloway University, Egham
- ACS International, Egham
- TASIS American International, Egham

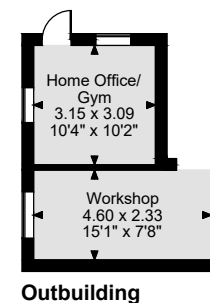
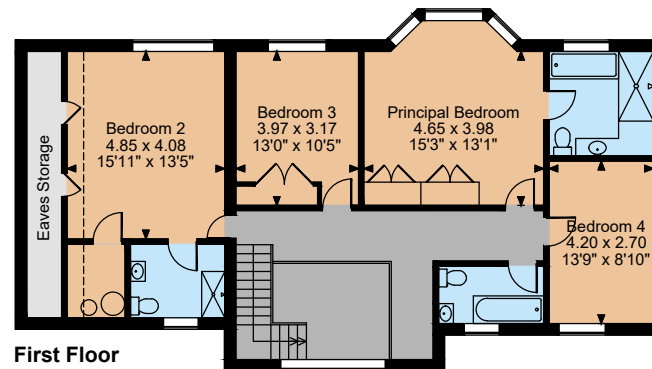
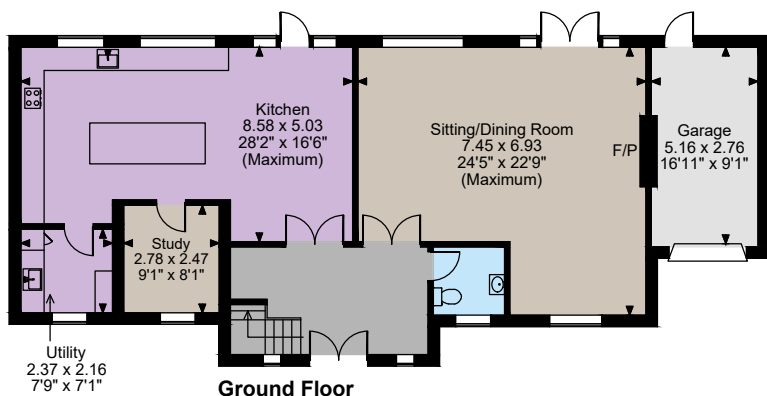








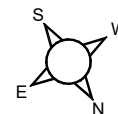




The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8656736/NJD



Floorplans

House internal area 2,347 sq ft (218 sq m)

Garage internal area 153 sq ft (14 sq m)

Outbuilding internal area 224 sq ft (21 sq m)

Total internal area 2,724 sq ft (253 sq m)

For identification purposes only.

Directions

Post Code: GU25 4PT

what3words: ///breath.lists.liver

General

Local Authority: Runnymede Borough Council - Tel. 01932 838383

Services: Mains electricity, gas, water and drainage. Pressurised heating system.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

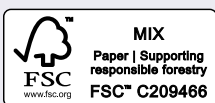
EPC Rating: D

Ascot

37 High Street, Ascot, Berkshire SL5 7HG

01344 636960

ascot@struttandparker.com
struttandparker.com



@struttandparker

Over 50 offices across England and Scotland,
including Prime Central London

For the finer things in property.



IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken July 2025. Particulars prepared July 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited