

Heathergate
Christchurch Road, Virginia Water, Surrey



Strutt
& Parker

Land and property. Since 1885.

Impressive detached family residence offering expansive three-storey living, an indoor pool and gym requiring improvement, and self-contained ancillary accommodation

The property

A stunning detached family home offering flexible living accommodation set over three floors.

The bright and spacious galleried reception hall is the central point of the house and leads to the impressive entertaining rooms including the drawing room with French doors to the garden. The fully integrated kitchen/breakfast room is designed to create an open-plan yet compartmentalised family space with French doors to the terrace. There is also a separate and versatile family room again with French doors to the patio and covered area ideal for outside entertaining. The study can be found to the front of house and provides a tranquil work space. The formal dining room, guest cloakroom, utility room and separate w.c. complete the ground floor.

On the first floor there is a principal bedroom with dressing room, en suite bathroom and doors to a balcony, and four further bedroom suites. There are two further bedroom suites, two bonus rooms and a shower room on the second floor.

The property also has a pool and gym area which needs some improvements to bring it back to a full usable state.

Outside

Electric gates open onto a generous driveway with access to the double garage with independent ancillary accommodation above. The rear south facing garden is mainly laid to lawn with a sun terrace, mature borders and hedging providing a fair degree of seclusion and privacy.

9,833 sq ft (913.6 sq m) incl. garage

4 Reception rooms

7 bedrooms & 2 bonus rooms

8 bathrooms

Double garage

Ancillary accommodation

Pool and gym requiring improvement

Landscaped gardens, 0.61 acre

Freehold | Wentworth Estate

Guide price £4,695,000



Location

Heathergate is situated on the fringes of the prestigious Wentworth Estate and 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; horse racing at Ascot and Windsor; and horse riding in Windsor Great Park and on Chobham Common. Pleasant walks may also be enjoyed at Virginia Water Lake and the Savill Garden.

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.

Postcode region: GU25

General

Local Authority: Runnymede Borough Council - Tel. 01932 838383
Services: Mains electricity, gas, water and drainage. Underfloor heating. The property also has a rainwater harvest system, full CCTV and a main intercom system.
Council Tax: Band H
EPC Rating: D
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



Approximate Floor Area = 913.6 sq m / 9833 sq ft



Drawn for illustration and identification purposes only by fourwalls-group.com 304829

Strutt & Parker Ascot

37 High Street, Ascot, Berkshire SL5 7HG

01344 636960 | ascot@struttandparker.com



@struttandparker struttandparker.com

**Strutt
& Parker**

Land and property. Since 1885.

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. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited. Photographs taken February 2020. Particulars prepared July 2026.