




High Timbers

11 Nuns Walk, Virginia Water, Surrey



BNP PARIBAS GROUP 

An imposing W.G. Tarrant residence in a private setting, with landscaped gardens and grounds

Located on the prestigious Wentworth Estate, a beautifully designed family home offering spacious and flexible accommodation, with the benefit of a delightful secluded garden



5 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS



GARAGE



LANDSCAPED GARDENS



FREEHOLD



TOWN



3924 SQ FT



**GUIDE PRICE
£2,750,000**



The property

A distinguished, and immaculately presented family home offering almost 4,000 sq. ft. of flexible accommodation that is equally suited to both family living and entertaining.

The living space is light and airy and the reception rooms all feature a neutral colour palette that conveys a sense of calm and tranquillity, a theme that is evident throughout the house.

The ground floor is entered via a welcoming reception hall that is generously proportioned and doubles up as a delightful reception room. Located off the hall, and undoubtedly a key feature of the house, is the bright and spacious kitchen/breakfast room that has been comprehensively fitted with a bespoke range of units, a large central island, integrated appliances, and breakfast area with built-in seating; this room links with the sitting room, saturated with natural light courtesy of the roof lantern and bi-folding doors opening out to the terrace.

The dining room, also with a roof lantern, enjoys direct access to the terrace via double doors, and additional reception rooms include the elegant drawing room with a feature fireplace, a gym that offers the potential for a variety of uses, a study, a utility room with direct access to the garage, and a guest cloakroom.

On the first floor, there are four double bedrooms including the spacious principal bedroom with en suite shower room, along with a modern family bathroom. All bedrooms have air-conditioning and there is useful under-eaves storage.



Outside

The property is approached via a gated entrance opening onto a block-paved driveway that provides access to the garage and parking area.

To the rear, the lawned garden is a fine feature of the property and is enclosed by mature shrubs and trees to provide a high degree of seclusion and privacy. A spacious, paved patio spanning the back of the house may be reached from the sitting room, dining room and gym, and provides excellent space for al fresco dining and entertaining. To the side of the house is a self-contained studio, offering options for a variety of uses.

Location

Nuns Walk is situated on the prestigious Wentworth Estate and is within easy reach of Virginia Water village with its range of local shops for day-to-day needs; more extensive facilities are available at nearby Sunningdale, Ascot and Windsor.

For the commuter, transport links are excellent with easy access to the motorway network, Heathrow Airport and Gatwick Airports, and Central London; regular train services to London are available from Virginia Water, Sunningdale and Ascot.

Recreational facilities in the area include golf at the world-famous Wentworth Golf Club, Sunningdale, Swinley Forest and The Berkshire; polo at Smith's Lawn and the Royal County of Berkshire Polo Club; horse racing at Ascot and Windsor; and walking and horse riding in Windsor Great Park and on Chobham Common. Pleasant walks may also be enjoyed in 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 well regarded.



Distances

- M25 (Jct 13) 4.2 miles
- M3 (Jct 3) 7.4 miles
- M4 (Jct 4B) 8.4 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

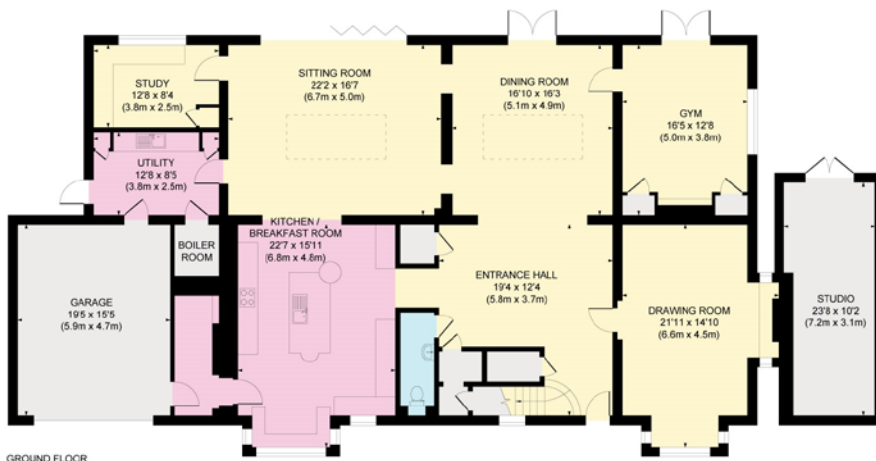
Nearby Stations

- 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





This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.



Floorplans

House internal area 3,625 sq ft (336.84 sq m)

Garage internal area 299 sq ft (27.83 sq m)

Total internal area 3,924 sq ft (364.67

For identification purposes only.

Directions

Post Code: GU25 4RT

what3words: ///reward.landed.goods

General

Local Authority: Runnymede Borough Council – Tel. 01932 838383

Services: Mains electricity, gas, water and drainage

Council Tax: Band H

EPC Rating: D

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

Ascot

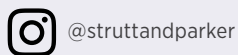
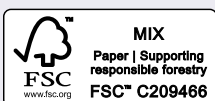
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