



32 Trotsworth Avenue
Virginia Water, Surrey

**STRUTT
& PARKER**
BNP PARIBAS GROUP

An exceptional 4-5 bedroom detached residence, set within the Wentworth Estate

This exceptional 4-5 bedroom detached residence, set within the prestigious gated community of the Wentworth Estate, offers both privacy and a significant footprint of over 3,300 sq. ft. across two expansive floors



3 RECEPTION ROOMS



4-5 BEDROOMS



5 BATHROOMS



GARAGE PLUS PARKING FOR UP TO 3 CARS



GARDENS



FREEHOLD



VILLAGE



3,308 SQ FT



**GUIDE PRICE
£2,695,000**



The property

The property features a classic New Hampton-style façade at the front, complemented by a sleek, contemporary design at the rear. This energy-efficient home includes ample integrated storage, parking for up to four vehicles (including garage), air-conditioning, and underfloor heating throughout. Notable amenities consist of solid concrete floors, Sonos speakers, and a comprehensive security system.

Upon entering the reception hall, there is a multi-purpose room on one side, suitable for use as a home office, playroom, or snug, while a beautifully appointed formal drawing room occupies the other side. This elegant space is centered around a custom gas fireplace with a refined marble surround.

At the rear of the property, an expansive main living area offers a generously proportioned space designed for both relaxed family living and stylish entertaining. The heart of this area features a stunning open-plan kitchen, dining, and snug that radiates warmth and character.

The kitchen is a fully bespoke design inspired by a farmhouse aesthetic, complete with a central island featuring integrated seating, a premium Falcon range cooker, a hot tap for instantaneous convenience, an under-counter wine cooler, and a generous larder cupboard. A meticulously crafted burr oak mantle adds a unique touch, and there is also a laundry/boot room with separate side access.

Bathed in natural light, the living space extends through bi-fold doors to a beautifully landscaped contemporary garden, which includes a stylish patio and sun deck, enhancing the indoor-outdoor living experience.

Nestled within the private garden is a separate studio, ideal for use as a guest suite, home office, or creative retreat, complete with its own en-suite.



The first floor features a spacious landing flooded with natural light through an additional feature skylight, along with four large en-suite bedrooms. Each bedroom is equipped with a bespoke range of fitted wardrobes featuring PIR LED lighting. The primary bedroom additionally boasts a Juliet balcony, and a contemporary en-suite bathroom featuring a double vanity unit and two Velux windows.

Location

The property is located within the prestigious Wentworth Estate, which includes three world-class golf courses, a newly established golf academy, and the Wentworth Club, offering swimming pools, restaurants, and a health and leisure club. Virginia Water village offers a variety of local shops for day-to-day needs, whilst more extensive amenities can be found in the nearby Sunningdale, Ascot and Windsor. For keen dog walkers, there is a dog park at the entrance of the gated community.

As well as the world renowned golf club, there are a number of other sporting amenities within

the locality, including polo at Smith's Lawn, horse racing at both Windsor and Ascot, as well as further golfing opportunities at Sunningdale, The Berkshire and Swinley Forest. With Windsor Great Park, Savill Garden and Virginia Water Lake on the doorstep, there are also a lovely walks and outdoor pursuits available.

Connections to London and nearby airports are excellent due to the close proximity of the M25, as well as Virginia Water station, less than half a mile from the property and providing services to Waterloo.

Local attractions include racing events at Ascot and Windsor, polo at Smiths Lawn, Windsor Castle, Legoland, Virginia Water Lake, and Savill Gardens.

Educational options are exceptional, with numerous independent and state schools in the area, including Eton College, Wellington College, Lambrook, Papplewick and Heathfield. There are also two international schools, the ACS International School in Egham and TASIS in Thorpe.

Distances

- M25 (Jct 13) 5.3 miles
- Egham 2.9 miles
- Sunningdale 3.5 miles
- Ascot High Street 5.5 miles
- Heathrow Airport (T5) 8.4 miles
- Central London 26 miles

Nearby Stations

- Virginia Water station (0.4 miles)
- Sunningdale
- Ascot

Key locations

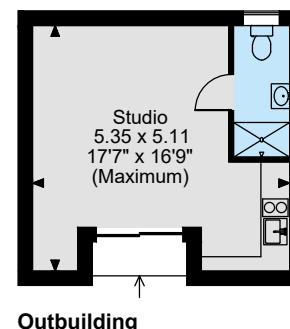
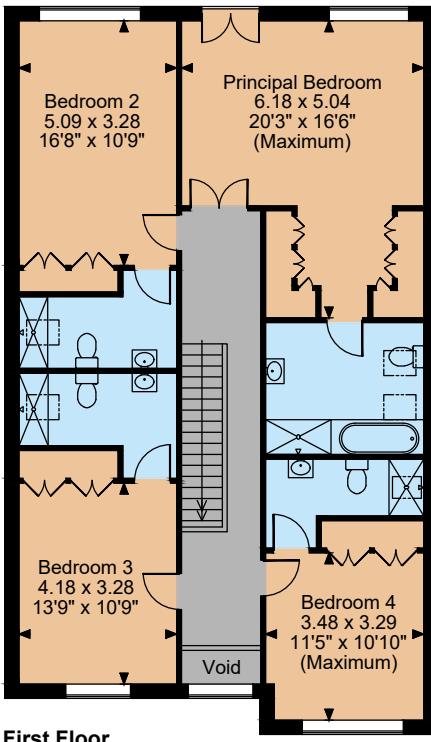
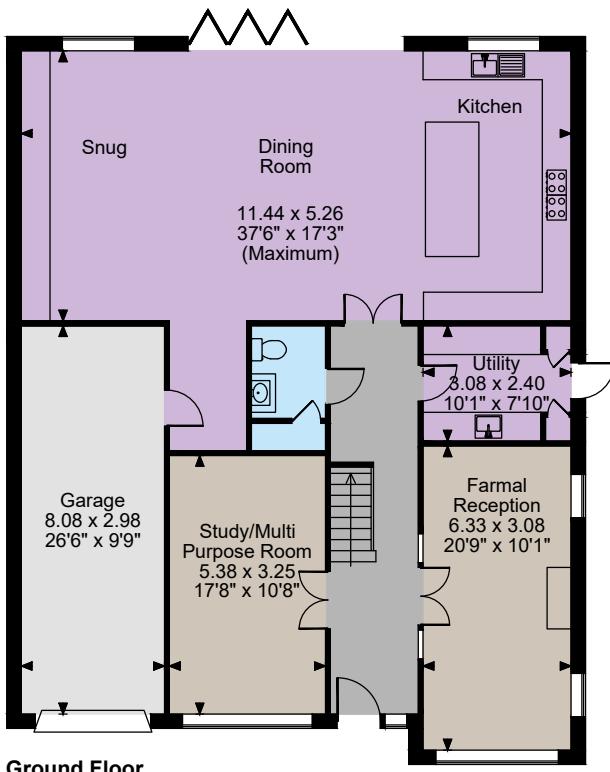
- Wentworth Golf Club
- Virginia Water Lake
- Windsor Castle
- Windsor Racecourse
- Windsor Great Park
- Savill Garden
- Ascot Racecourse

- Runnymede
- LEGOLAND Windsor Resort

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





Floorplans

House internal area 2,780 sq ft (258 sq m)
 Garage internal area 259 sq ft (24 sq m)
 Outbuilding internal area 269 sq ft (25 sq m)
 Total internal area 3,308 sq ft (307 sq m)
 For identification purposes only.

Directions

Post Code: GU25 4AN

what3words: ///relay.clear.toast

General

Local Authority: Runnymede Borough Council - Tel. 01932 838383

Services: Mains electricity, gas, water and drainage

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

Council Tax: Band G

EPC Rating: B

Ascot

37 High Street, Ascot, Berkshire SL5 7HG

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