



CHARWOOD  
WENTWORTH

BUCKINGHAMS





# Charnwood

9 Abbots Drive • Virginia Water • Surrey • GU25 4SE

£4,950,000

Freehold

A beautifully presented three storey family home offering spacious, well planned & contemporary living accommodation whilst enjoying landscaped private gardens approaching half an acre on the highly sought after Wentworth Estate.

- |                                       |  |
|---------------------------------------|--|
| • OUTSTANDING QUALITY FAMILY HOME     | • 10 MINUTES DRIVE TO M25 - JUNCTION 13    |
| • FIVE/SIX BEDROOMS – FIVE BATHROOMS  | • EASY ACCESS TO VILLAGE & RAILWAY STATION |
| • LANDSCAPED GARDENS – 0.44 ACRE PLOT | • AIR CONDITIONING TO 1ST & 2ND FLOORS     |
| • DETACHED ANNEXE SUITE               | • HIGHLY IMPRESSIVE KITCHEN & FAMILY SPACE |
| • LONDON WATERLOO FROM 42 MINS        | • UNDERFLOOR HEATING TO GROUND & 1ST FLOOR |

SPACIOUS RECEPTION HALL • CLOAKROOM • STUDY • DRAWING ROOM • DINING ROOM/OFFICE  
• SUPERB KITCHEN/BREAKFAST/FAMILY ROOM • WINE CELLAR • UTILITY ROOM • BOOT ROOM •  
MASTER BEDROOM WITH TWO DRESSING ROOMS, EN SUITE BATH & SHOWER ROOM • THREE  
FURTHER BEDROOM SUITES • TOP FLOOR FIFTH DOUBLE BEDROOM AND BATHROOM • MEDIA  
ROOM/BEDROOM SIX • ATTACHED DOUBLE WIDTH GARAGE (CURRENTLY A SINGLE GARAGE  
& GYM) • DETACHED ONE BEDROOM ANNEXE BEDROOM SUITE • LANDSCAPED GROUNDS

## Description

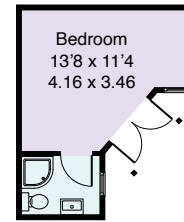
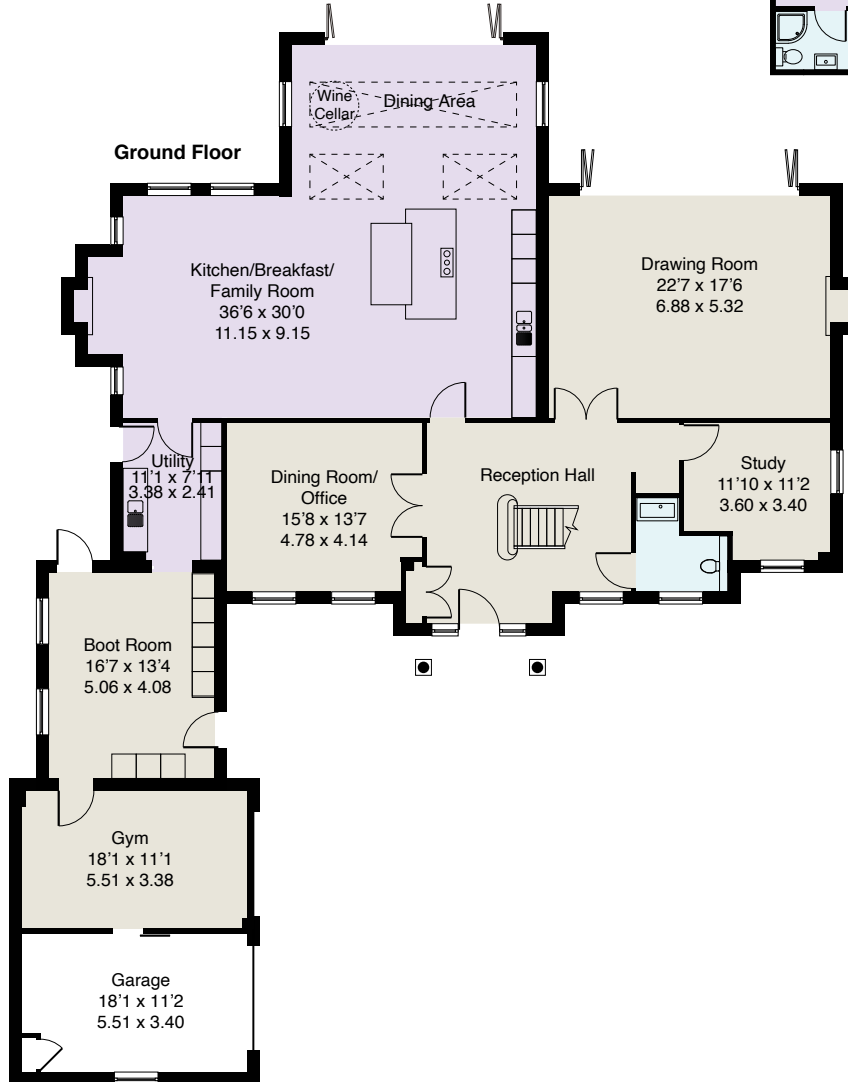
Charnwood was designed and constructed in 2009 to an exacting standard throughout and the present owners have further enhanced & extended the property to create a truly outstanding home.

The quality and internal layout are, in our opinion, second to none and the house occupies glorious, exceptionally private landscaped grounds measuring approximately 0.44 acres in total with an East/South East aspect.

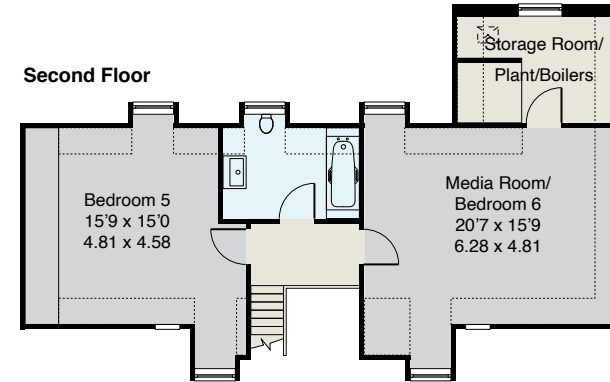
## Directions

From our offices in Station Approach, Virginia Water, turn left onto Christchurch Road. Take the second turning left into Virginia Drive and then the first right into Abbots Drive. Follow the road around the left hand bend and Charnwood will be found approximately 200 yards along on the left shortly before the turning into Badgers Hill.

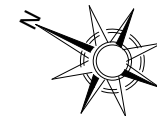
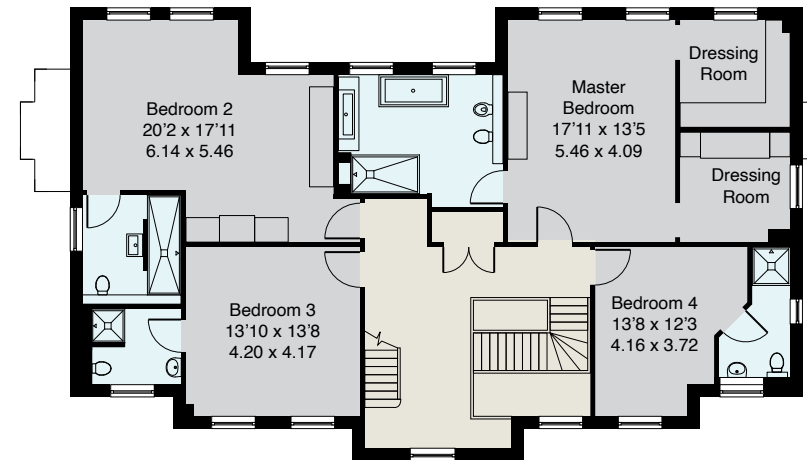
Approximate Gross Internal Floor Area :	
Ground Floor	254 sq m / 2,733 sq ft
First Floor	158 sq m / 1,696 sq ft
Second Floor	83 sq m / 898 sq ft
Summer House	15 sq m / 161 sq ft
<b>Total</b>	<b>510 sq m / 5,488 sq ft</b>



**Annexe**



**First Floor**



EPC: C77

**Important Notice**  
 These particulars and measurements are believed to be correct but their accuracy is not guaranteed by the Vendor or Vendor's Agents and they do not constitute any part of a contract. It is not our Company Policy to test services and domestic appliances so we cannot verify that they are in working order. The buyer is advised to obtain verification from their Solicitor or Surveyor.

Ref: CB010401243 HPI ©2024 Not to Scale. Any Areas, measurements or distances given are maximum and approximate only, no decisions without checking should be made when reliant upon them.

01344 845050

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6 STATION APPROACH, VIRGINIA WATER, SURREY GU25 4DL • sales@buckingham.com • www.buckingham.com





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