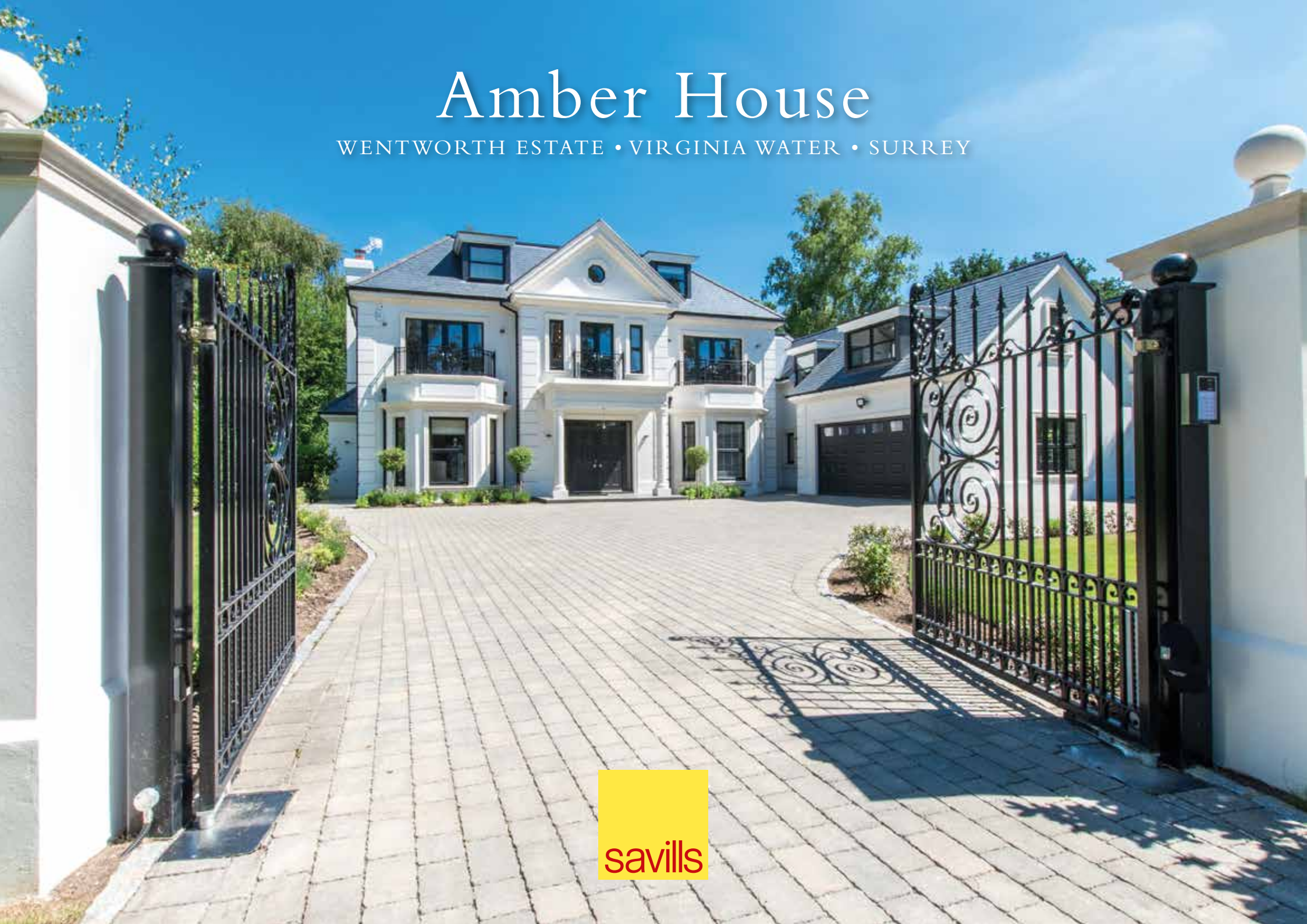


# Amber House

WENTWORTH ESTATE • VIRGINIA WATER • SURREY



savills







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10 BROCK WAY • WENTWORTH ESTATE • VIRGINIA WATER  
SURREY • GU25 4SD

Ascot 5.3 miles, Windsor 7.5 miles, M25 (Junction 13) 4.3 miles,  
Heathrow Airport 7.5 miles, Central London 25.3 miles  
(All distances are approximate)

A spectacular newly built mansion on the Wentworth Estate,  
beautifully situated within easy striking distance of Virginia Water  
and the Wentworth Club House.

Reception hall, drawing room, dining room, study, kitchen/family/breakfast room,  
utility room, larder, wine store

Master bedroom with en suite bathroom and dressing room,  
4 further en suite bedrooms, games room

1 bed annexe

Garaging, landscaped gardens



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Your attention is drawn to the Important Notice on the last page of the text



## SITUATION

This luxurious property is located within a highly sought after private road on the prestigious Wentworth Estate - an exclusive location with a tranquil atmosphere and access to world class sporting facilities. Virginia Water and the renowned private Wentworth Estate and championship golf course are situated to the south of Windsor Great Park, which offers the opportunity for many leisure pursuits such as walking, cycling, polo and horse riding. Sporting activities abound throughout the area, with Royal Ascot nearby and an impressive selection of first class courses for golf enthusiasts. These include Sunningdale, the Berkshire and of course the world famous Wentworth Club which also has its own tennis, swimming and leisure/spa facilities.

The area is renowned for its popular selection of schooling such as Papplewick Preparatory School, St George's Boys School, St Mary's Girls School and ACS International in Egham. Virginia Water train station provides direct access to London Waterloo from approximately 50 minutes and the area is well situated for Heathrow Airport, Gatwick Airport and the motorway network.

## DESCRIPTION

Amber House has recently been completed to a high quality specification by an experienced local developer. The house has been designed with a contemporary family lifestyle in mind and the stunning reception hall with beautiful staircase is a particularly impressive feature. A very spacious and well-appointed kitchen/breakfast/family room opens via bi-folding doors on to a covered loggia which is ideal for alfresco dining. The more formal reception rooms are elegantly presented and all beautifully proportioned. The sculptural staircase leads up to the 1st floor landing, quite a feature of the property in itself with the stairs winding up to the 2nd floor. There are four bedroom suites on the 1st floor with a magnificent master bedroom suite comprising bedroom split level, sitting room, dressing room, and large bathroom. On the top floor is a further bedroom suite as well as a large games room with eaved storage.

Over the double garage is a staff annexe with shower room and kitchenette ideal for a house keeper or au pair.

Amber House has been beautifully interior designed and finished by Alexander James Interiors. The furniture and fittings are available by separate negotiation.









## GARDENS AND GROUNDS

The property is approached through wrought iron electric gates across a cobble driveway providing ample parking for several cars. Across the rear of the property is the large paved area and the loggia dining area, an unusual and useful addition to the property. The garden is level and largely laid to lawn with high perimeters of Laurel and Rhododendron bushes as well as mature trees providing an attractive backdrop to the rear which faces south east and amounts to about 0.425 acre.

## GENERAL REMARKS AND STIPULATIONS

**Furniture and Fittings:** Available by separate negotiation.

**Services:** The property has mains gas, electricity, water and drainage.

**Local Authority:** Runnymede Borough Council  
Tel: 01932 838383.  
EPC = B

**Viewing Arrangements:** Strictly by appointment with Savills.

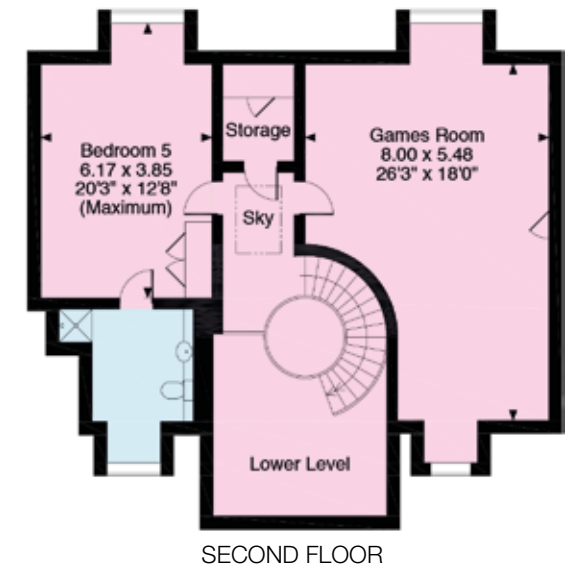
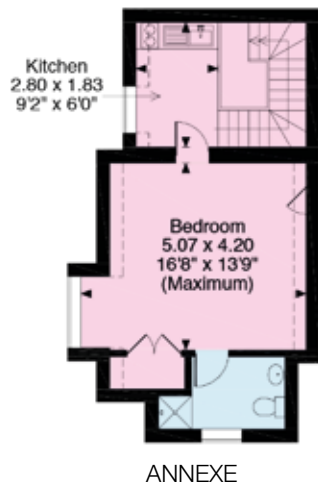
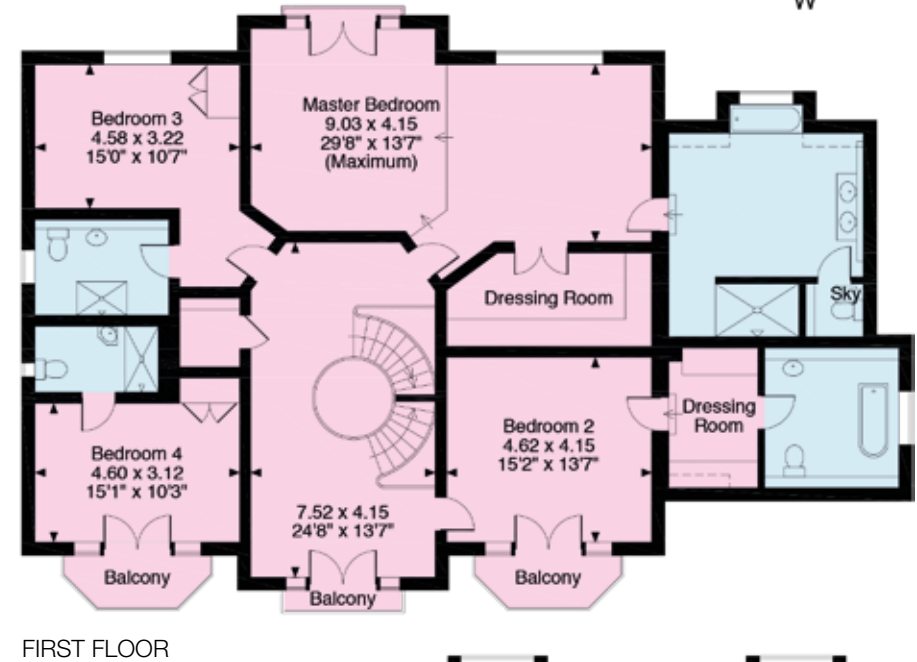
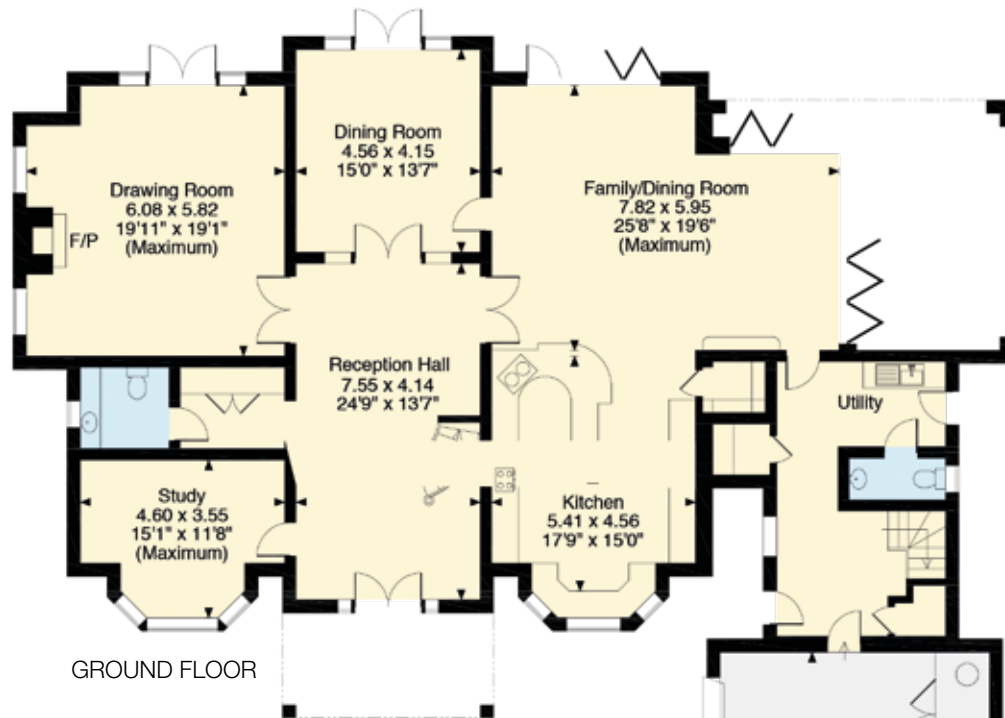
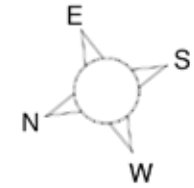


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# AMBER HOUSE FLOOR PLANS





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