



A contemporary home on The Wentworth Estate

The Atrium, Harpesford Avenue, Virginia Water, Surrey, GU25 4RE

Freehold





Reception hall • Open plan kitchen/dining room • Family room • Sitting room • Study • Utility room • Cloakroom • Boot room • Principal bedroom with dressing room and en suite shower • 4 further bedrooms • 2 further bathrooms (1 being en suite) • Detached garden house with bedroom and en suite shower room • Gym • Garage • Beautiful landscaped gardens • 9 person hot tub • Gated in and out driveway

Description

The Atrium is a fabulous architecturally designed example of contemporary living. Having been thoughtfully built by the current owners, this unique designed home has the perfect balance of bright and spacious open plan living, with peaceful sitting and study areas and integrated outdoor living.

The welcoming reception hallway is flooded with light from the first floor lantern and leads down into the impressive open plan kitchen /dining room, with a vaulted ceiling and bi-fold doors with a glazed gable end, a large central island, breakfast area and steps leading to the family room. There is also a separate and more intimate sitting room and a study.

There are five air conditioned bedrooms (two being en suite) on the first floor, all off a galleried landing with glazed balustrades and a lantern.

The property is approached via in and out electric gates leading to driveway and garage parking. The contemporary style extends to the rear garden; designed for both family life and al fresco entertaining. There is a full width terrace, with sunken hot tub overlooking the lawned garden and a detached garden house with a gym and separate guest bedroom suite with shower room.

The high specification build of The Atrium was completed in 2020 and is presented to show home standard and quality.





Situation

The Atrium is situated in Virginia Water on the renowned Wentworth Estate.

Virginia Water has a range of facilities for day-to-day needs, along with a train station with services to London Waterloo.

By road, Virginia Water is convenient for Heathrow Airport (T5), M3, M4 and M25 motorways.

Local Authority

Runnymede Borough Council:

Services

The property has mains, gas, water, electric and drainage.

Fixtures and Fitting

All items of fixtures and fittings, including carpets, curtains/blinds, light fittings and kitchen equipment are specifically excluded unless mentioned.

Tenure

Freehold

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

Viewing

Strictly by appointment with Savills.



The Atrium, 104 Harpesford Avenue, Virginia Water, GU25 4RE
Gross Internal Area (Approx.) 2863 sq ft / 266 sq m
Outbuilding 331 sq ft / 30.8 sq m
Garage 296 sq ft / 27.5 sq m
Total 3490 sq ft / 324.3 sq m



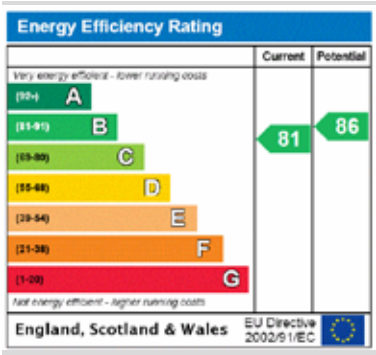
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