



Semples Lodge
Wentworth

Semples Lodge

Meadow Road, Wentworth, GU25 4NH

A UNIQUE, CONTEMPORARY HOME
ADJACENT TO WENTWORTH GOLF COURSE

Reception hall with vaulted ceiling, Cloakroom
Stunning open plan kitchen/breakfast family room,
Dining room, Drawing room, Study, Utility room,
Superb master and guest bedroom suites with large roof terrace,
Two further bedroom suites, Leisure room with en suite steam room,
sauna & shower, Double garage with plant room over,
landscaped garden
EPC rating = B

Situation

The thriving and popular village of Virginia Water has a range of shops for daily needs. Virginia Water is surrounded by innumerable areas of outstanding natural beauty, with Virginia Water lake, Savill Garden and Windsor Great Park providing perfect opportunities for leisurely walks and recreation.

For golfers, the Wentworth Golf Club is famous for its championship golf and three outstanding courses and also offers superb tennis and health club facilities. The local area also boasts a number of equestrian attractions; in addition to Ascot and Windsor racecourses, Guards Polo Club at Smith's Lawn is the venue for Cartier International Polo.

Families will appreciate the wide choice of renowned independent schools in the area such as Eton College, Wellington College, The Marist Schools, St George's and St Mary's Schools in Ascot and Papplewick. International Schools include the ACS Egham International School and TASIS at Thorpe.

There is a good range of transport options for the commuter; by road, Central London is around 25 miles away and is easily reached via the M3, the M4 and the M25. Heathrow Airport is about 7 miles away, while private jet facilities are available at Farnborough Airport. There are also regular train services to London (Waterloo) from Virginia Water station.





Description

Semples Lodge has been designed and constructed by renowned local developer, KMC. This unique home has accommodation set over 3 floors and enjoys stunning views over the 16th fairway and green of the Championship Golf Course at Wentworth Club.

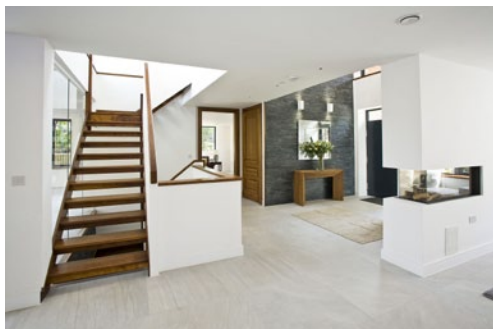
The bespoke specification combines stunning contemporary style with environmentally friendly and sustainable design. Features include energy saving systems and automatic garden irrigation linked to a rainwater harvesting system.

The property has a neutral colour scheme complemented with superb use of many different floor materials and wall coverings. The hub of the house is the kitchen/breakfast room with dining area; this has wide bi-fold doors perfectly linking the outside and inside space. The kitchen area has a sweeping breakfast bar with cream coloured gloss units and integrated appliances; this flows into the open plan drawing room and family room.

The luxurious upstairs accommodation features a master bedroom suite with dressing room, en suite and decked balcony. There is a further bedroom with en suite bathroom.

The lower ground floor has two bedrooms with en suite bathrooms and one with a dressing room. The leisure room is a spacious and versatile room with an en suite bathroom and a superbly appointed sauna and a steam room. There is also a utility and study.

The landscaped gardens to the rear feature a large terrace with steps up to an area of lawn leading to a bespoke pagoda. To the front is a paved driveway with double garage and electric gates.



Semples Lodge

Approximate Gross Internal Area

Lower Ground Floor 167 sq m / 1801 sq ft

Ground Floor 209 sq m / 2250 sq ft

First Floor(incl plant) 129 sq m / 1385 sq ft

Total 505 sq m / 5436 sq ft



Ref: SLB0111509142 Buckingham
 HPI ©2014 Tel: 07814 00 77 21 matt@holandphotoimaging.com
 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.

Additional Information

Postcode: GU25 4NH

Tenure: Freehold

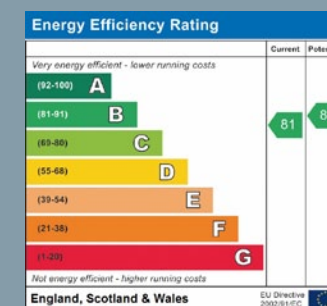
Local Authority: Runnymede Borough Council

Tel: 01932 838383

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

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

Viewing: Strictly by appointment with Savills. Photographs taken more than 6 months ago.



Important notice: Savills, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 170706LS

SAVILLS LONDON OFFICE

0207 409 8877

savills.co.uk

SAVILLS SUNNINGDALE

sunningdale@savills.com

+44 (0) 1344 626162

savills.co.uk

savills