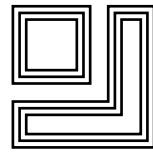


# CROSSACRES

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WENTWORTH ESTATE, SURREY





# CROSSACRES

NORTH DRIVE, WENTWORTH ESTATE,  
VIRGINIA WATER, SURREY, GU25 4NQ

Located on the main island of the internationally acclaimed Wentworth estate, this magnificent country mansion is set in approximately 2.3 acres of beautifully landscaped south facing grounds. extending to about 15,000sq ft, and with lavish accommodation arranged over 3 floors, this stunning new residence has been built to an exacting specification and boasts an impressive range of amenities for modern day living. these include a leisure complex with indoor pool, Jacuzzi, gym, sauna, steam room and a home cinema.

The accommodation is arranged to provide 7 bedroom suites in total, incorporating space for staff or guests, and 6 luxurious reception rooms. Further facilities include a commercial kitchen, extensive underground garaging with showroom quality parking for up to 8 cars, a lift serving all three floors, a choice of indoor and outdoor pools and an all-weather tennis court.

*Virginia Water station 0.5 mile, ACS Egham International School 2 miles, TASIS International School 2.5 miles,  
M3 3 miles, Ascot 4 miles, M4 (J4B) 7 miles, M25 (J13) 3.5 miles, Heathrow Airport (T5) 9 miles,  
Farnborough Airport (14 miles), Central London 21 miles.  
(Approximate distances).*

**OCTAGON**

Viewing by appointment only.  
These particulars are intended only as a guide and must not be relied upon as statements of fact.  
Your attention is drawn to the Important Notice on the last page of the brochure.



*Farnborough Airport*



*Golf at Sunningdale*



*Eton College*



## VIRGINIA WATER

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, with its open spaces and is home to the notable lakes and green spaces of Savill Gardens.

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, where first class tennis, gym, swimming and spa facilities are also available.

Fine dining can be enjoyed in a number of bistros, brasseries and fine restaurants, with the Waterside Inn and the Fat Duck at Bray, Wentworth Golf Club, and the five star Coworth Park Hotel.

World class polo is at the Guards Polo Club, Smiths Lawn, Windsor Great Park and the Royal County of Berkshire Polo Club, as well as Coworth Park.

Other nearby attractions include Windsor Great Park, with its extensive walks and riding, rowing at Dorney Lake and on stretches of the River Thames, as well as the theatre in Windsor at The Theatre Royal, or in the West End of London.

Communications in the area are excellent. The mainline train station at Virginia Water provides a regular service into London Waterloo, taking around 45 minutes, whilst the M3 and M25 are also close by giving easy access to London, the M4 and national motorway network as well as Heathrow Airport (circa 9 miles).

Schooling is also exceptional with many renowned schools nearby such as Eton College, Lambrook, St George's and St Mary's Ascot, and Wellington College. The property is also well located for international schools such as TASIS located in Thorpe, and ACS International in Egham.

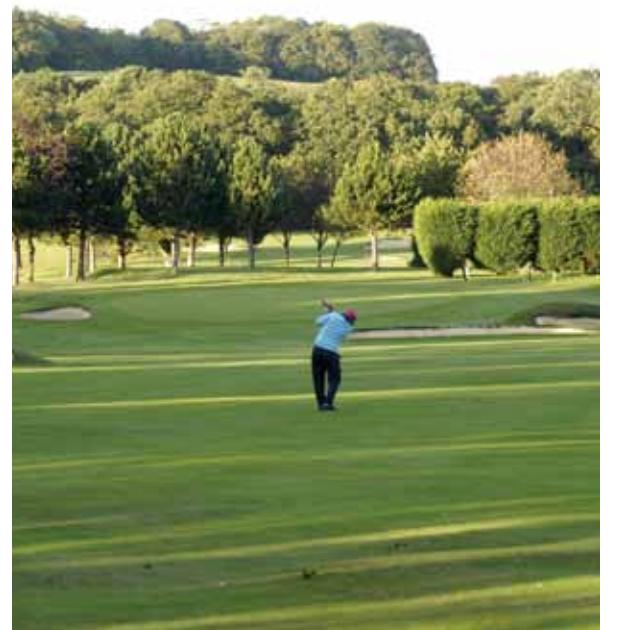


*Golf at Wentworth*

## THE WENTWORTH ESTATE

The Estate extends to approximately 1,750 acres lying within the Green Belt. Its history dates back to the early 1920s when the developer W G Tarrant created a rural dream of substantial mansion houses set in beautiful mature gardens surrounding a golf course.

Today there are three 18 hole – championship golf courses and a 9-hole executive course. In addition there is the Wentworth Club with swimming pools, restaurants, tennis courts and a health and leisure club and spa.



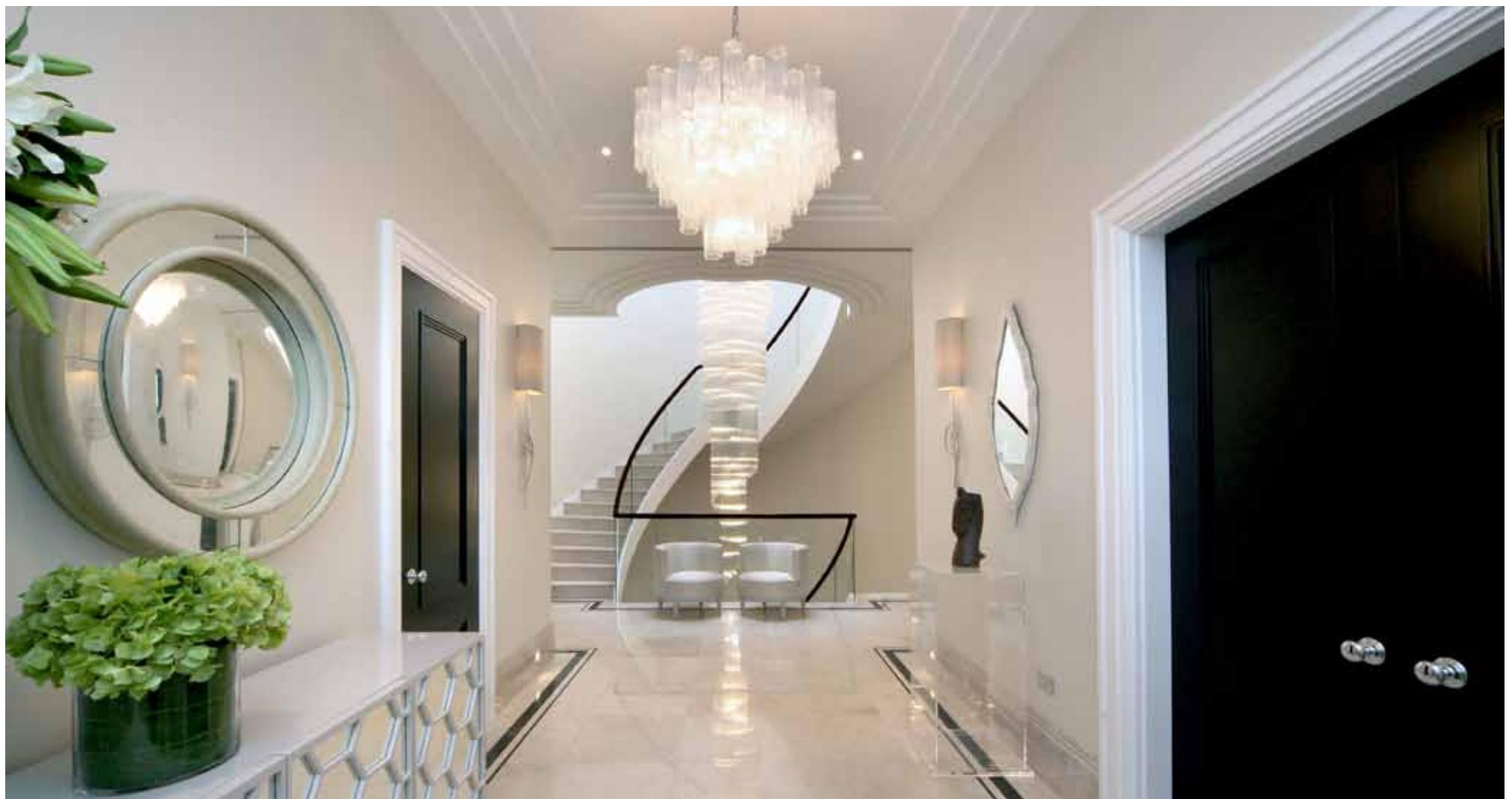
*Polo at Guards Polo Club*



*Windsor Great Park & Castle*









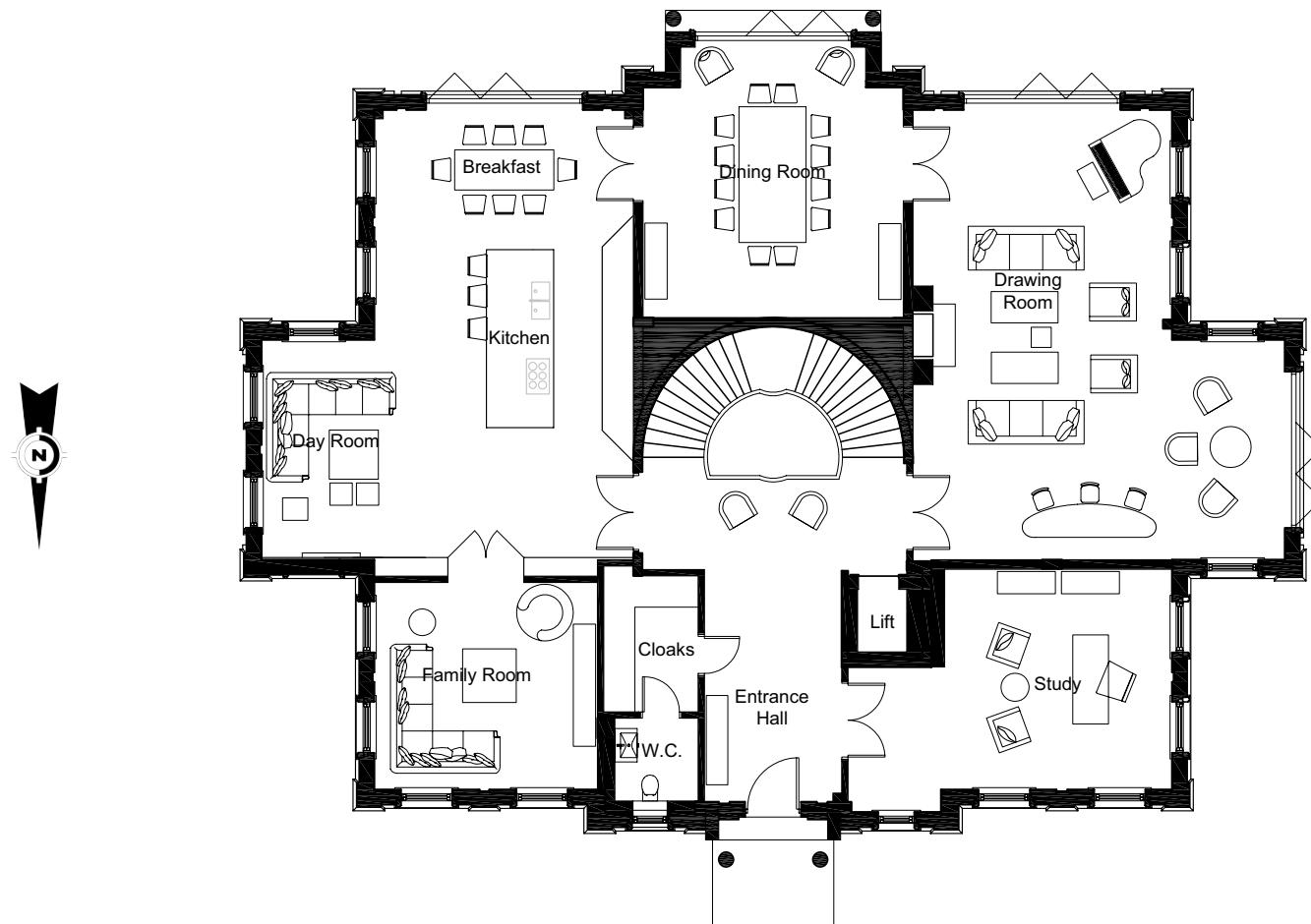






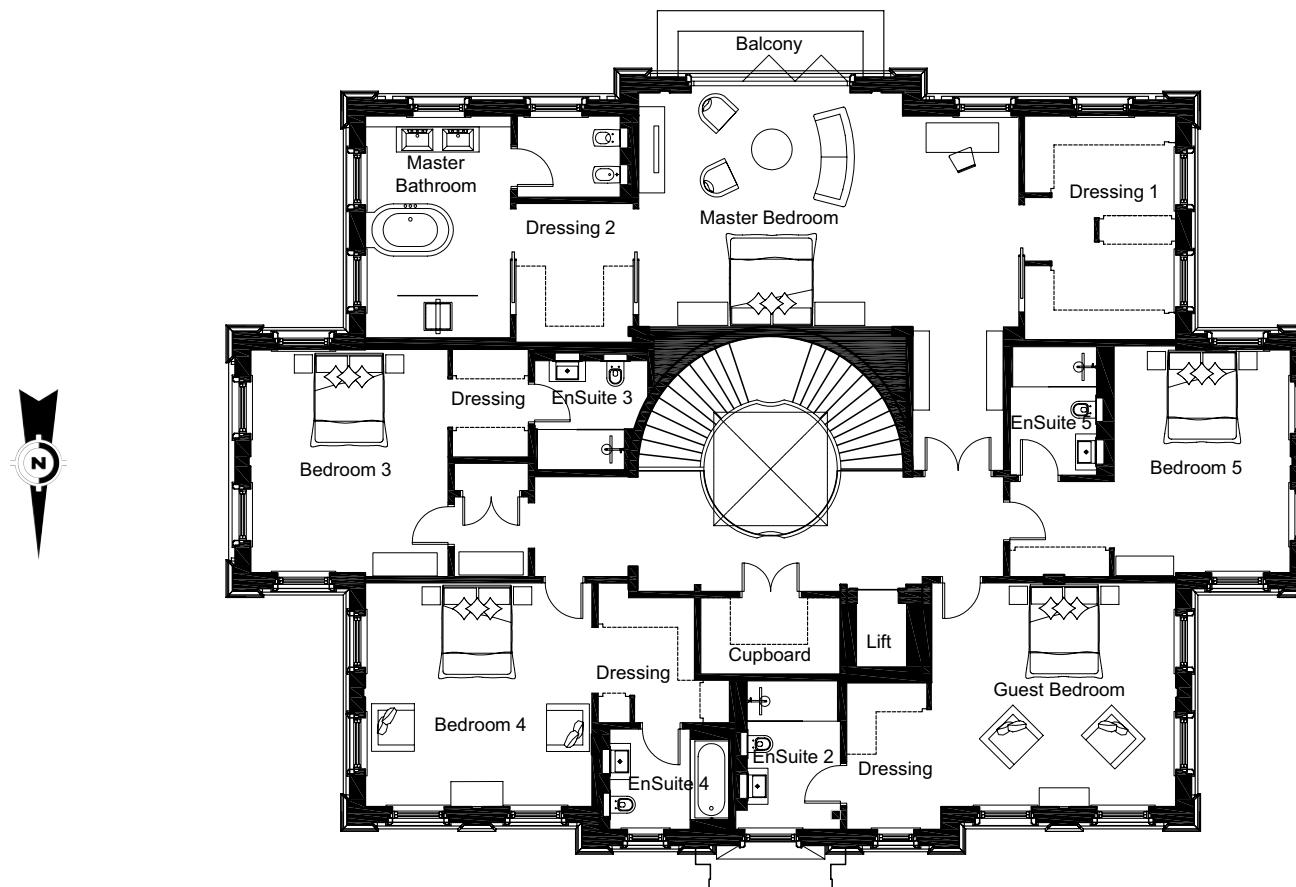






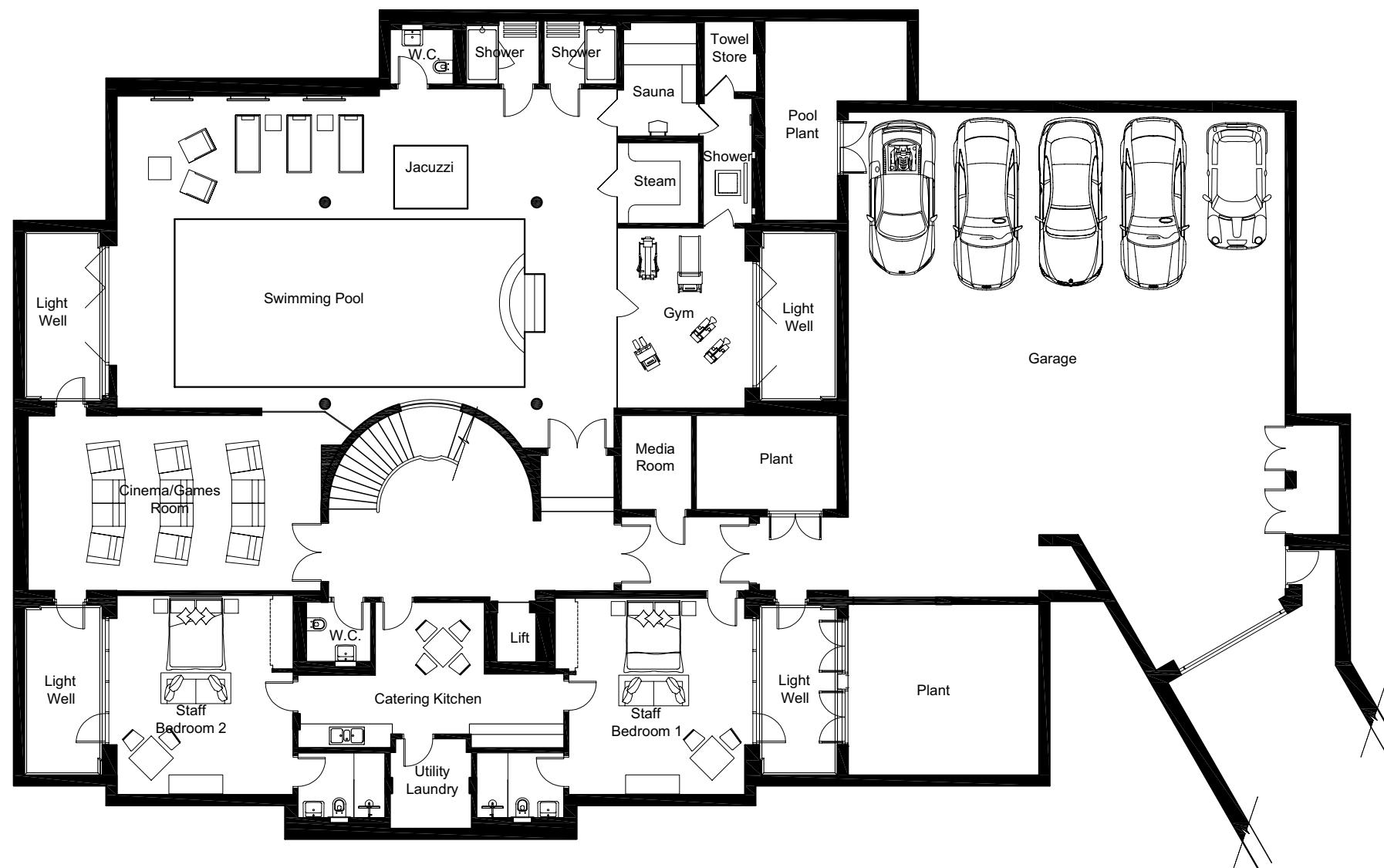
GROUND FLOOR

Drawing Room	10.06m x 8.31m	33'0" x 27'3"
Dining Room	6.04m x 5.82m	19'10" x 19'1"
Study	7.24m x 5.41m	23'9" x 17'9"
Kitchen/Breakfast/Day Room	10.44m x 8.31m	34'3" x 27'3"
Family Room	4.98m x 4.62m	16'4" x 15'2"



#### FIRST FLOOR

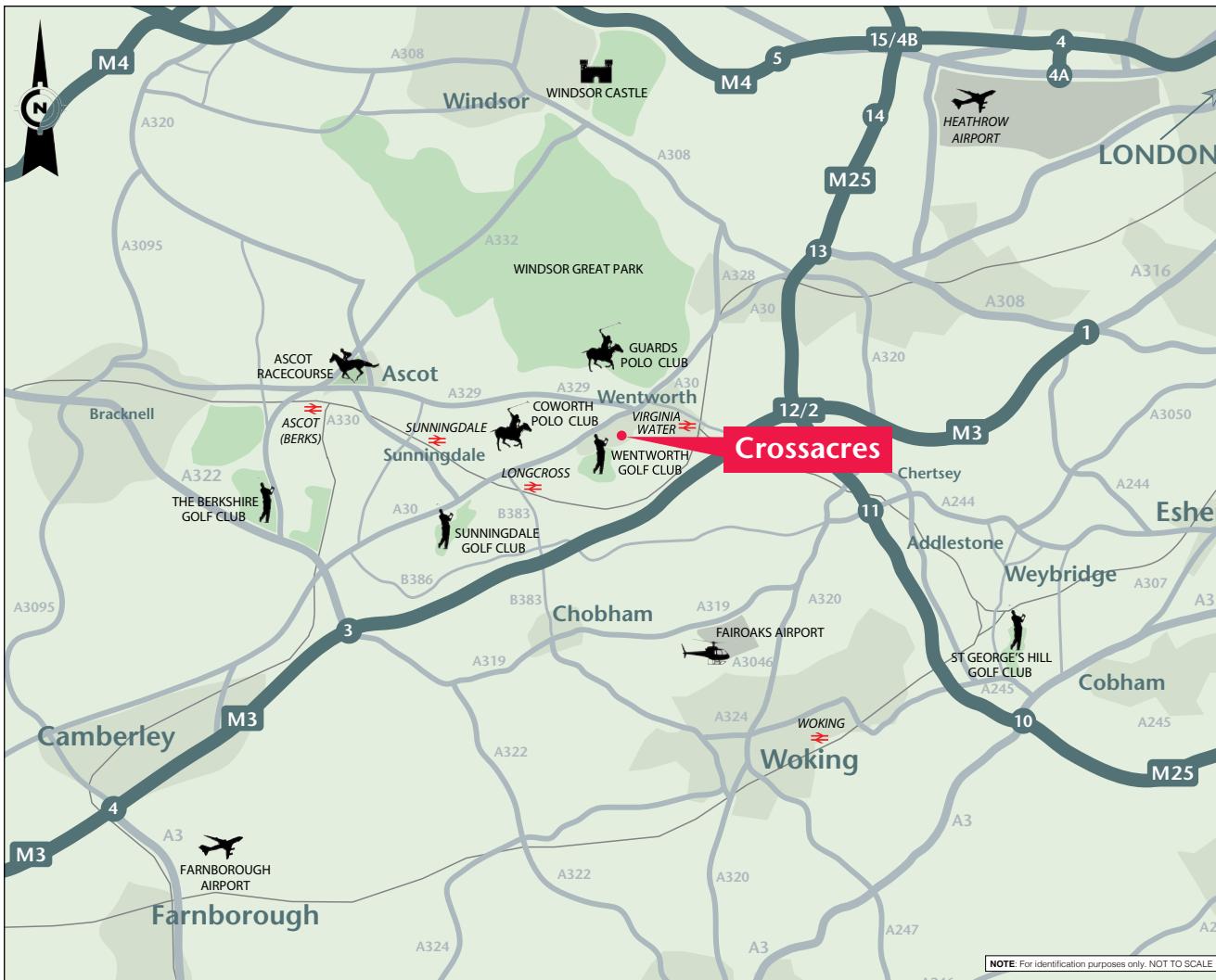
Master Bedroom	8.35m x 5.13m	27'5" x 16'10"
Master Dressing Room 1	3.05m x 2.54m	10'0" x 8'4"
Master Dressing Room 2	4.93m x 3.34m	16'2" x 11'0"
Guest Bedroom	5.36m x 4.93m	17'7" x 16'2"
Guest Dressing Room	3.22m x 2.06m	10'7" x 6'9"
Bedroom 3	4.90m x 4.32m	16'1" x 14'2"
Bedroom 3 Dressing	2.33m x 1.65m	7'8" x 5'5"
Bedroom 4	4.98m x 4.93m	16'4" x 16'2"
Bedroom 4 Dressing	3.05m x 2.87m	10'0" x 9'5"
Bedroom 5	4.90m x 3.86m	16'1" x 12'8"
Bedroom 5 Dressing	2.29m x 2.06m	7'6" x 6'9"



#### LOWER GROUND FLOOR

Pool Room	14.25m x 9.09m	46'9" x 29'10"
Swimming Pool	10.00m x 4.80m	32'10" x 15'9"
Cinema/Games Room	8.35m x 4.98m	27'5" x 16'4"
Gym	5.11m x 3.61m	16'9" x 11'11"
Staff Bedroom 1	5.59m x 5.00m	18'4" x 16'5"
Staff Bedroom 2	5.66m x 5.00m	18'7" x 16'5"
Garage	13.87m x 12.50m	45'6" x 41'0"





#### DIRECTIONS (GU25 4NQ)

From London take the M4 west joining the M25 at Junction 4B and head south signed to Gatwick. Exit at Junction 13 signed to the A30 and follow the A30 signed to Camberley and Bagshot, passing Egham, Englefield Green and the left turn to Virginia Water. Directly opposite the right turn signed A329 to Ascot, turn left through the main gates into the Wentworth Estate. Proceed along Wentworth Drive and take the first right into Portnall Road, straight over Portnall Drive into North Drive and the main gates into Crossacres will be found on the right after a short distance.

#### IMPORTANT NOTICE

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. The seller(s) has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.

Particulars, photographs and plans dated: June/July 2014.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	81
(81-91)	B	82
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		

**OCTAGON**

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