



HIGH ACRE

WENTWORTH

BUCKINGHAMS





# High Acre

Portnall Drive • Virginia Water • Surrey • GU25 4NN

Price Guide £3,195,000  
Freehold

An attractive & completely unique character home on a private, secluded plot of approximately three quarters of an acre situated in the heart of the main island Wentworth Estate, offering tremendous potential for alteration/extension or redevelopment.



- AVAILABLE WITH NO ONWARD CHAIN
- UNIQUE HOME OF CHARACTER
- FOUR BEDROOMS, FOUR RECEPTION ROOMS
- OUTSTANDING POTENTIAL TO ENLARGE/REPLACE
- HIGHLY SECLUDED POSITION
- PRIVATE PLOT MEASURING 0.73 ACRES
- IN THE HEART OF THE WENTWORTH ESTATE
- PREVIOUS PLANNING APPROVED REF:RU.20/0472

## Description

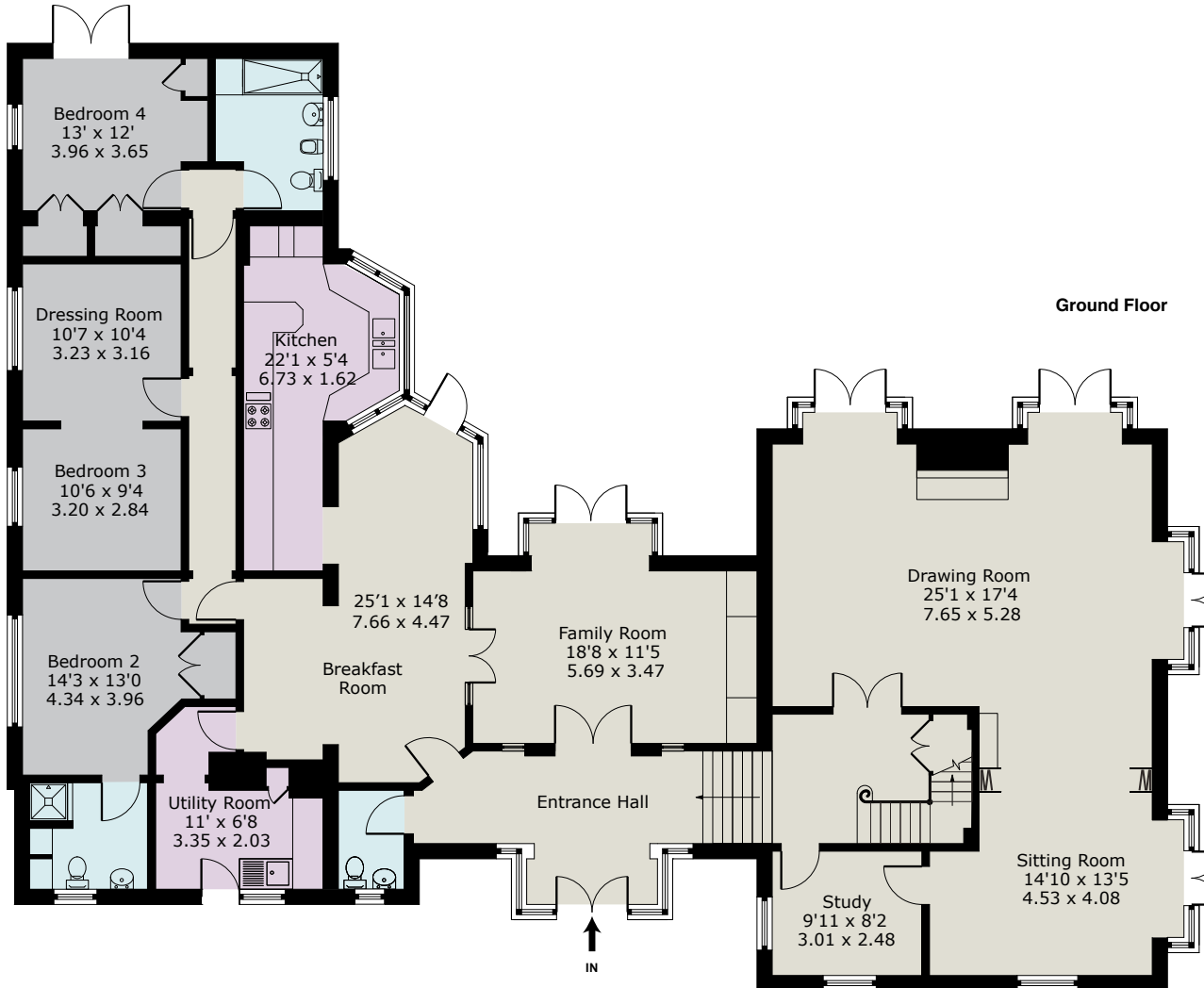
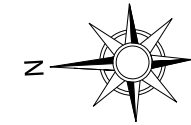
High Acre is an exceptional find; the property occupies a completely private mature plot situated in a quiet, tucked away position in the centre of Wentworth. The existing house provides spacious, characterful living accommodation which in our view could easily be altered/extended plus planning permission was previously granted by Runnymede Borough Council (reference RU.20/0472) for a replacement dwelling of 900 square metres approx. including basement & garage, giving a purchaser the option to create their ideal brand new home if required.

## Directions

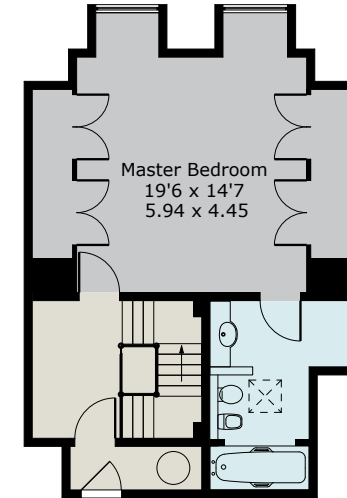
From our offices on Station Approach, Virginia Water turn left onto Christchurch Road and at the roundabout take the third exit to continue to the junction with the A30 London Road. Turn left to proceed toward Sunningdale, at the traffic lights with the castellated entrance to Wentworth proceed straight across then take the next left turning into Portnall Drive. Cross the first fairway, pass the turnings for Portnall Road & North Drive then cross the next fairway, follow the road round to the right and after passing the driveway for Troodos House take the next left turn, where High Acre will be found at the end on the left.



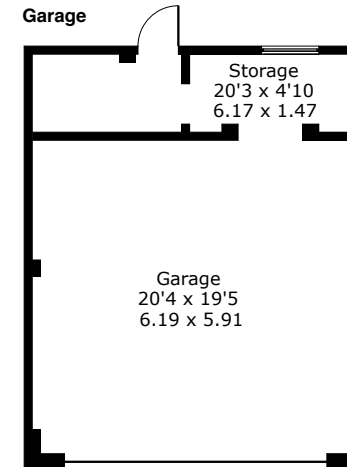
**Approximate Gross Internal Floor Area :**  
 Ground Floor 259.91 sq m / 2798 sq ft  
 First Floor 47.10 sq m / 507 sq ft  
 Detached Garage 46.87 sq m / 505 sq ft  
**Total 353.88 sq m / 3810 sq ft**



**First Floor**



**Garage**



EPC: E50.

Council Tax Band H - 2024 Wentworth Road Rate £747.58

Mains Gas, Electricity, Water & Drainage

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: HAB012103223 HPI ©2022 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.

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