



WOODHILL HOUSE
WENTWORTH ESTATE

BUCKINGHAMS



Woodhill House

Woodlands Road East • Virginia Water • GU25 4PH

£4,375,000 Freehold

An exceptional & truly unique contemporary home of grand proportions offering living & entertaining accommodation of the highest specification, enjoying a mature plot approaching three quarters of an acre.

- OUTSTANDING CONTEMPORARY RESIDENCE
- SUPERB FAMILY & ENTERTAINING SPACES
- EXCEPTIONAL SPECIFICATION THROUGHOUT
- TWO TRIPLE GARAGES, LARGE GYMNASIUM
- SIX DOUBLE BEDROOM SUITES PLUS ANNEXE
- LOVELY GROUNDS, PLOT MEASURING 0.72 ACRES
- UNDERFLOOR HEATING, AIR CONDITIONING
- CLOSE TO VIRGINIA WATER VILLAGE CENTRE

RECEPTION HALL • DRAWING ROOM • DINING ROOM • STUDY • TWO CLOAKROOMS • BOOT ROOM • EXCELLENT KITCHEN/DINING ROOM • FAMILY ROOM/CINEMA • GAMES/ENTERTAINING ROOM • UTILITY ROOM • ANNEXE BEDROOM & SHOWER ROOM • SIX DOUBLE BEDROOM SUITES (MASTER WITH TWO DRESSING ROOMS) • LARGE GYM WITH SHOWER ROOM • TWO TRIPLE GARAGES • MATURE GROUNDS

Description

Woodhill House has been completely transformed by the current owners, the end product being a remarkable family home of outstanding design; from bright, airy formal reception rooms enjoying garden vistas to the stylish open plan kitchen/dining room with an adjacent cosy family/cinema room & the truly fantastic vaulted ceilinged games/entertaining room with full bar, this stunning home provides arguably the most impressive ground floor accommodation on the market.

This superb living space combined with the six capacious bedroom suites, seventh bedroom/staff suite, two triple garages (one with a large gym over) and lovely grounds, plus the excellent specification throughout including concrete ground & first floors with underfloor gas central heating, air conditioning to the master bedroom, gym & 2nd floor bedrooms plus KNX smart lighting around the house & grounds, make this property a very rare opportunity indeed.

The location is also ideal, being on a highly sought after Wentworth Estate private road yet conveniently just a short walk to Virginia Water village centre shops, restaurants and rail station (London Waterloo from 45 minutes).

Directions

From our offices in Station Approach, Virginia Water turn left onto Christchurch Road and proceed for approximately quarter of a mile. Turn right into Woodlands Road East & after proceeding through the Wentworth security gate, the entrance to Woodhill House is the first on the right hand side.

Approximate Gross Internal Floor Area :
 Ground Floor 449.20 sq m / 4835 sq ft
 First Floor 274.69 sq m / 2957 sq ft
 Second Floor 76.21 sq m / 820 sq ft
 Detached Garage 48.33 sq m / 520 sq ft
Total 848.43 sq m / 9132 sq ft



EPC: C78.
 All Mains Services
 Council Tax Band H,
 2025 Wentworth Estate Charge £2,486.60

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: HHB010406253 HPI ©2025 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.

01344 845050





BUCKINGHAMS