



HOMEMEAD
WENTWORTH ESTATE

BUCKINGHAMS



Homemead

Monks Road • Virginia Water • Surrey • GU25 4RR

£3,950,000

Freehold

An elegant, beautifully appointed new build home providing over 4,250 sq. ft of stylish accommodation over three floors, occupying a private corner plot on the renowned Wentworth Estate, yet conveniently situated only a few minutes' walk from Virginia Water village centre and mainline railway station serving London Waterloo.

GROUND FLOOR:

- Impressive Reception Hall
- Magnificent open-plan Kitchen/Dining/Family Room with bi-fold doors to rear terrace & garden
- Formal Drawing Room with fireplace & double aspect windows
- Study/TV Room
- Large Utility Room with access to Covered Parking Space
- Cloakroom, Coats Hanging Space & Storage Cupboards

GARAGE & GROUNDS:

- Integral Garage with automated door
- Covered Parking Area
- 'Tegula' block paved driveway approached via substantial electric gate
- Landscaped Gardens front & rear providing a high degree of privacy

KEY POINTS:

FIRST FLOOR:

- Spacious Landing overlooking driveway
- Stunning Principal Bedroom Suite with roof terrace overlooking the rear garden, well equipped Dressing Room and Bathroom
- Bedroom Two with fitted wardrobe cupboards & Shower Room En-Suite
- Bedroom Three with fitted wardrobe cupboards & Shower Room En-Suite

SECOND FLOOR:

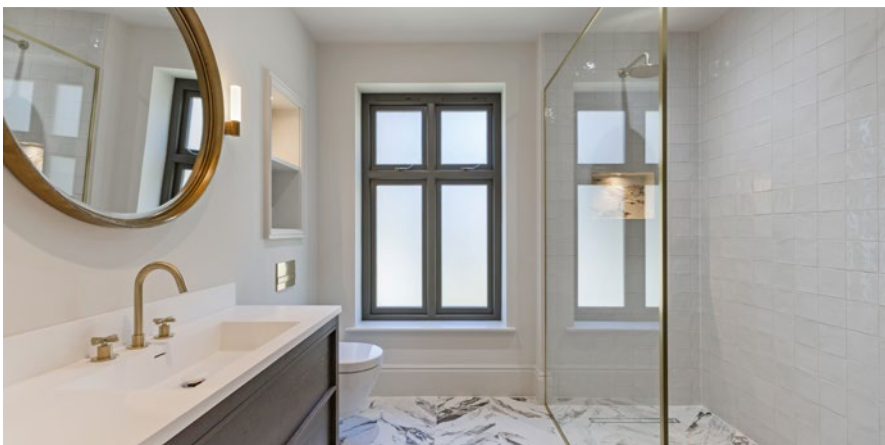
- Bedrooms Four/Five with air conditioning
- Bedroom Six/Second Study
- Family Bathroom incorporating a bath, separate shower cubicle and twin wash basin vanity unit

- Main House: 4,294 sq ft
- Corner Plot in Private Road
- Only 300 metres from local shops & restaurants
- Virginia Water Railway Station – only 500 metres walk
- 5/6 Bedrooms, 4 Bath/Shower Rooms
- Fabulous Open-Plan Kitchen/Dining/Family Room
- Principal Bedroom with Roof Terrace
- Highly Energy Efficient – A93
- Wentworth Golf Club & Virginia Water Lake nearby



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HOMEMEAD

An ideal purchase for those seeking both luxury and convenience, Homemead is a stunning residence designed by a well known & highly respected local Architect practice and constructed to an excellent standard by New Richmond Developments who specialise in individual new build homes on the highly sought-after Wentworth Estate. This stunning brand new property exudes style & quality both inside & out from the undoubted 'kerb appeal' provided by a French architectural style through to the beautifully proportioned accommodation and combination of high quality materials, fittings and paint colours which create a feeling of refined modern elegance.

ACCOMMODATION

Ground Floor & Living Areas

The grand reception hall with its high ceiling immediately sets the tone for the whole of the property leading through to a fantastic kitchen/dining/family room, undoubtedly the focal point of the house and ideal as an area for family members to socialise on a daily basis or equally suitable as a stunning venue for entertaining friends & guests. Wide floor-to-ceiling glazed bi-fold doors lead out to the rear terrace and a neatly landscaped & notably private rear garden.

The fully equipped 'Wooden Heart of Weybridge' kitchen incorporating Miele & Liebherr appliances features a large island and offers both style & functionality. To either side of the Reception Hall located at the front of the property are a formal Drawing Room enjoying a bright double aspect with an attractive fireplace and sizeable main Study featuring a coffered ceiling with recessed lighting. Completing the accommodation on this floor are a Coats Area with multiple hanging & storage cupboards and a Cloakroom W.C.

First Floors

A turning staircase with brushed brass wall lighting leads from the reception hall to the large first floor landing and outstanding principal bedroom suite which enjoys both an excellent Dressing Room with plentiful hanging & storage and an indulgent bathroom/shower room. From the bedroom, step out onto your own roof terrace overlooking the landscaped rear garden. The Principal Suite is complemented on the first floor by Bedroom Suites Two & Three, both of which have comprehensive fitted wardrobe cupboards and large luxuriously appointed shower rooms.

Second Floor

The turning staircase and brushed brass lighting continues to the top floor and a very bright landing area with roof lantern. Bedrooms Four & Five benefit from air conditioning. These two rooms and Bedroom Six/Second Study share a beautifully appointed Family Bathroom with a large bath, separate shower cubicle and twin basin vanity unit.

Garage & Grounds

A substantial electric sliding gate opens to a wide 'tegula' block paved driveway with low level lighting which leads to a covered parking area and the integral garage which benefits from a tiled floor and 7kw EV wall charger.

The attractively landscaped rear garden is level and features a full width Indian Sandstone terrace ideal for dining al fresco whilst providing a high degree of privacy. Overall the plot measures one fifth of an acre.



Location

Homemead is favourably situated on the prestigious Wentworth Estate which boasts three world-class golf courses and hosts the BMW PGA Tournament every September. The nearby Wentworth Club itself offers fine dining and comprehensive health and leisure facilities including both indoor & outdoor swimming pools, a gymnasium & tennis courts. There are numerous other attractions close by such as Virginia Water Lake & Savill Gardens, Legoland, Thorpe Park, Windsor Castle & Town, polo at Smith's Lawn and horse racing at Ascot – as well as a good number of other challenging golf courses only a few minutes' drive away.

Road communications are excellent with Junctions 11 & 13 of the M25 both reached within 10 minutes and providing access to the wider motorway network. Schooling is exceptional with the international schools ACS Egham & TASIS about 10 minutes distant and renowned private schools Lambrook, Papplewick, Bishopsgate, St. John's Beaumont, St. Georges & Eton located within the slightly wider area.

Directions

From our offices in Station Approach, Virginia Water turn left onto Christchurch Road towards Virginia Water Lake and the A30.

After approximately 150 yards turn left into Friars Road, proceed through the security barrier and at the end of Friars Road turn left into Monks Road. Homemead will be found immediately on the left hand side.

In Summary

For the discerning purchaser seeking comfort and convenience, Homemead effortlessly combines elegance, luxury, location and local amenities for the ultimate lifestyle.

APPROXIMATE GROSS INTERNAL FLOOR AREA :

GROUND FLOOR	136.4 SQ M / 1468 SQ FT
FIRST FLOOR	150.3 SQ M / 1618 SQ FT
SECOND FLOOR	90.9 SQ M / 978 SQ FT (INCLUDING EAVES STORE)
GARAGE	21.4 SQ M / 230 SQ FT
TOTAL	399 SQ M / 4294 SQ FT

COUNCIL TAX:

Band H - £4760 for 2025/26.

WENTWORTH ESTATE ROAD RATE:

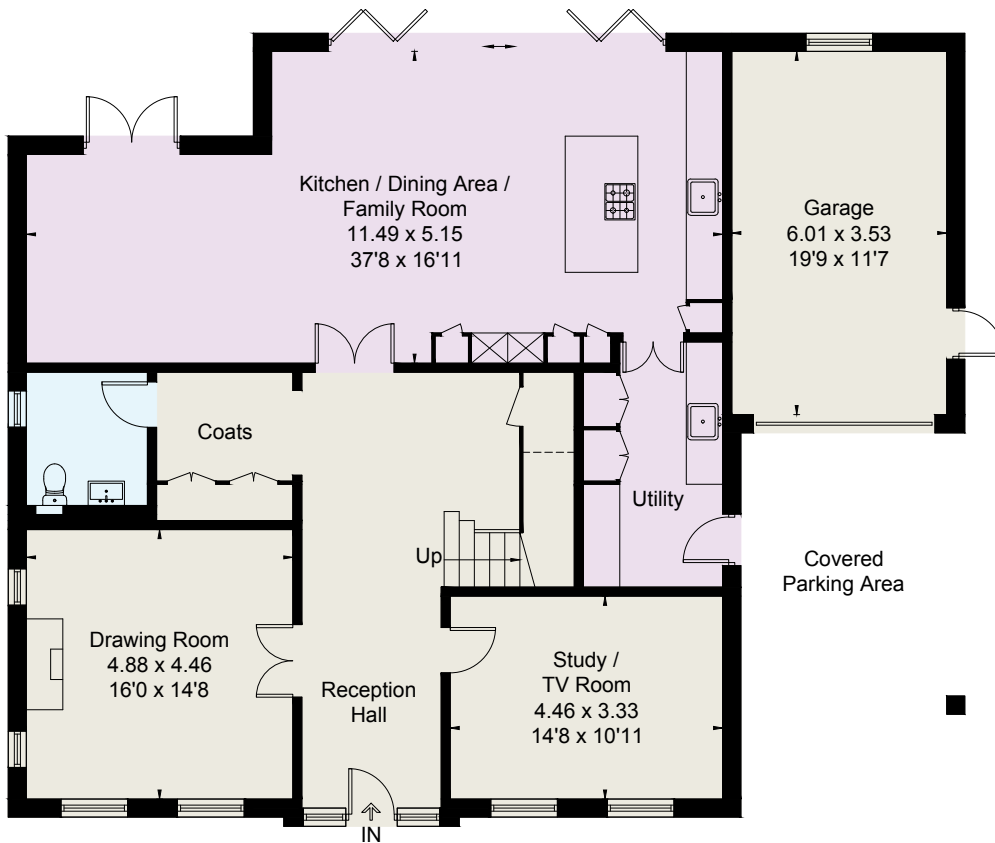
£1,400 for 2025.

EPC RATING:

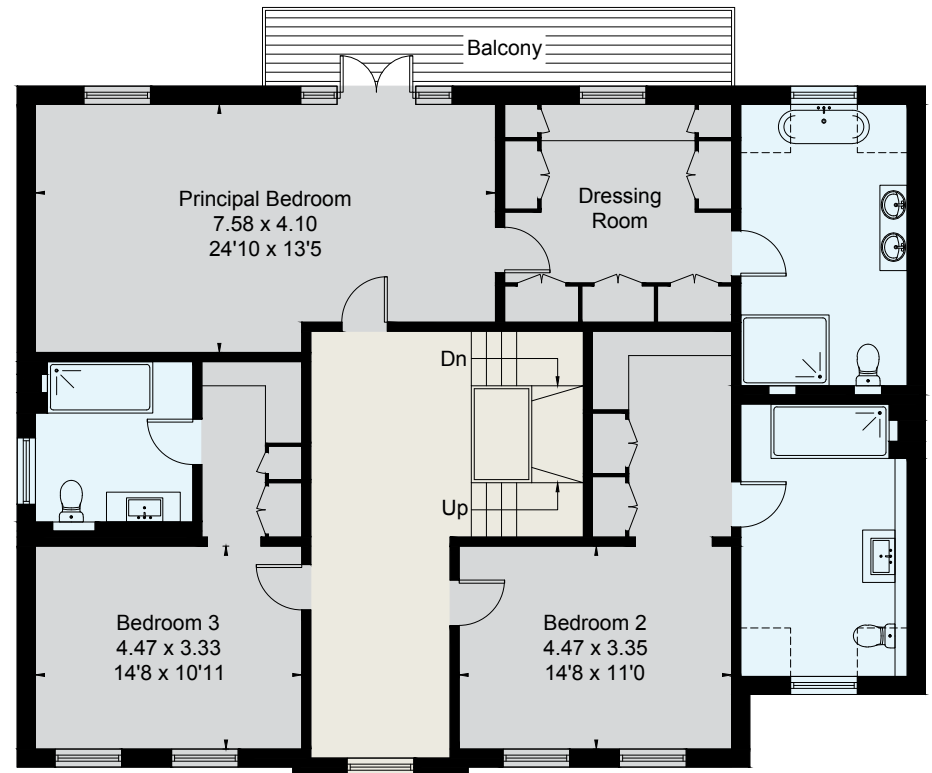
A93

SERVICES:

Mains gas, electric, water and drainage



Ground Floor



First Floor

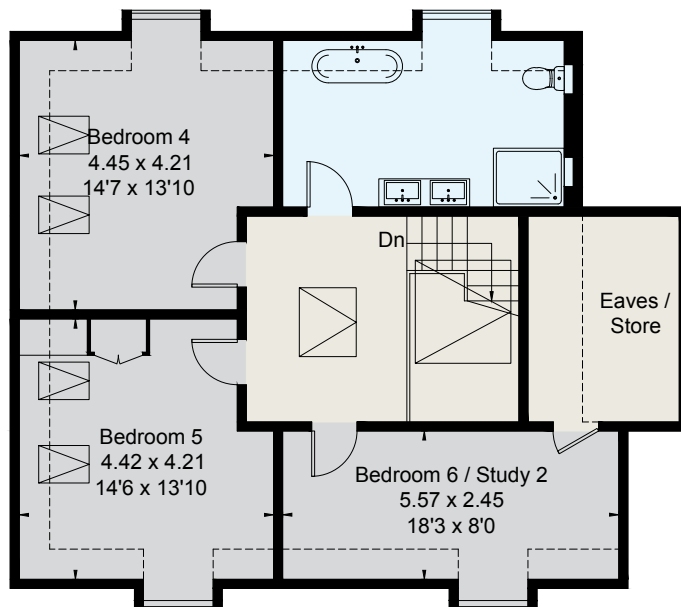
IMPORTANT NOTICE

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: HB010110251 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.

SPECIFICATION:

- 10 Year Build Zone Warranty
- Concrete Floors with Underfloor Heating Throughout
- RAKO Smart Lighting
- SONOS Music System
- Security Alarm & Fire Alarm Systems
- CCTV & Outside Security Lighting
- EV Charger – 7KW
- Photovoltaic Panels & Battery Storage
- Energy Efficient Lighting Throughout
- Air Conditioning
- Garage with Tiled Floor & Automated Door



Second Floor

[---] = Reduced head height below 1.5m



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