



WOOD RISING

CALLOW HILL • VIRGINIA WATER • SURREY



COCKERHAM
TELLWRIGHT



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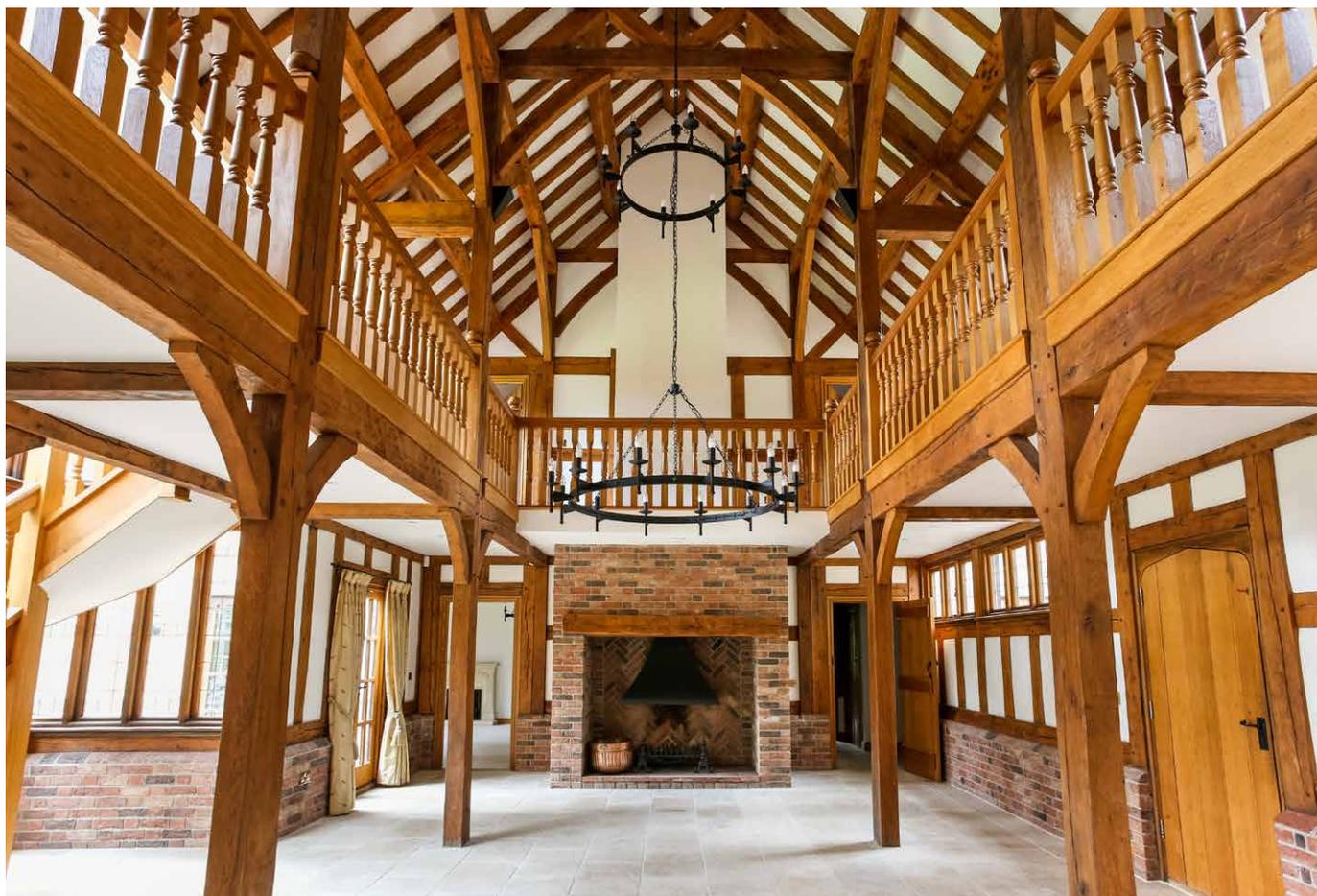
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Beautifully maintained modern home with character and charm

- Fabulous galleried entrance/dining hall
 - 2 cloakrooms
 - drawing room
 - family room
 - study
 - kitchen
 - breakfast room
 - utility room lower ground floor with cinema/games room and wine cellar
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- Vaulted master bedroom with dressing room and ensuite bathroom
 - guest bedroom suite
 - third suite
 - 3 further bedrooms and two bathrooms
 - attached triple garage with games room above
 - mature southerly gardens

DISTANCES

- Sunningdale 2 miles
- Ascot 3 miles
- Windsor 6 miles
- Heathrow airport 9 miles
- Central London 26 miles
- London Waterloo 50 mins





DESCRIPTION

Wood Rising is an imposing, detached family home built in 2006. The spacious and versatile accommodation is arranged over four floors comprising a fabulous triple height galleried dining/entrance hall off which are all the main reception rooms. There is an abundance of open fireplaces, exposed brick and beam work all helping to create a real sense of tradition yet still offering all the modern-day standards of 21st century living.

GARDEN AND GROUNDS

Wood Rising is approached via electrically operated wrought iron gates which open onto a sizeable circular resin bonded driveway which in turn leads to the attached triple garage all of which is bordered by mature trees and hedging. There is access on both sides leading to the southerly facing rear garden comprising large raised sun terrace with outside lighting, wrought iron fenced surround and steps leading down to a large expanse of well-maintained lawn all of which is surrounded by a variety of mature hedging and trees thereby offering a good degree of privacy.

SITUATION

The property forms part of this popular and well known village and is only a short walk of the shops and mainline station as well the famous Wentworth golfing estate.

AMENITIES

Schooling: The choice for both girls and boys is exceptional. These include Sunningdale prep, Hall Grove, Woodcote, Papplewick, Bishopsgate, St. John's Beaumont, St. George's, St. Mary's, ACS, Tasis, Eton and Wellington college.

Shopping: There are local shopping facilities in Virginia Water, Sunningdale and Ascot. More comprehensive facilities can be found nearby at Windsor, Camberley and Guildford.

Sporting Venues: Golf clubs include Wentworth, Sunningdale, Swinley and Foxhills country club. The Ascot racecourse is only a short distance away as well as Polo at the Guards club.



Travel: Various junctions for the M25, M3 and M4 are very conveniently located providing easy access to central London and the west country as well as both international airports, Heathrow and Gatwick. There are also main line railway stations with direct access to Waterloo at Ascot, Sunningdale and Virginia Water.

Outdoor activities: The Windsor Great Park, Savill gardens and Chobham common are popular venues for great country walks, cycling and horse riding.

POSTCODE

GU25 4LD.

SERVICES

We are advised by our client that gas, electricity, water and drainage are all mains supplied.

FIXTURES AND FITTINGS

Fitted carpets, curtains, light fittings and white goods are excluded from the sale but may be available by separate negotiation.

LOCAL AUTHORITY

Runnymede Borough Council Tel: 01932 838 383

VIEWINGS

Strictly by appointment with the agent Cockerham and Tellwright.

Approximate IPMS2 Floor Area = 704.2 sq m / 7580 sq ft
 (Including Garage / Excluding Voids / Gallery)
 (Including Limited Use Area of 24.1 sq m / 259 sq ft)

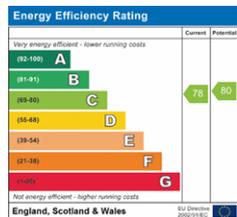


DISCLAIMER: We have prepared these sales particulars as a general guide and they must not be relied upon as statement of fact. Floorplan measurements are approximate and are for guidance purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

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