

CHANRAY  
WENTWORTH

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Designed and Created by Applegate Homes



## APPLEGATE HOMES

*For a privileged lifestyle*

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Specialising in developing some of the most sought after mansions in Surrey and Berkshire, Applegate Homes carefully select unique locations based on ultimate desirability.

Combining traditional grandeur, latest cutting edge technology, with sumptuous specifications, our elegant, exclusive designed homes offer a privileged lifestyle to all of our clients.



Chanray is an elegant classical mansion set in just under 1.5 acres of mature landscaped gardens with direct gated access onto the 15th hole of the world-famous Wentworth Golf Course. Immaculately proportioned, designed without compromise, Chanray is a house of real grandeur.











## LOCATION

This stunning property is situated in a highly sought after quiet location at the heart of the Wentworth Estate. The charming village of Sunningdale with its boutique shops and restaurants, along with Ascot, Virginia Water and Windsor are all a short drive away.

A wealth of fine dining lies right on your doorstep with the Waterside Inn and the Fat Duck at Bray, Wentworth Golf Club, and the five star Coworth Park Hotel. Travel links in the area are excellent. Regular trains from Sunningdale train station arrive into London Waterloo within 51 minutes. Heathrow is just 10 miles away, whilst Farnborough Private Airport is only 14 miles away.

Boasting the greatest concentration of revered boys and girls schools across the UK, the choice of premier schooling in Berkshire is unrivalled.







## ASCOT

The pinnacle of style and fashion, Royal Ascot is the finest horse race meeting in Britain and referenced the world over. An annual highlight of the elite's social calendar, only the very best of the equestrian world compete here every summer.







#### GUARDS POLO

Founded in 1955 by the late Prince Philip, Duke of Edinburgh, the Guards Polo Club is known to be the most prestigious polo club in the world.

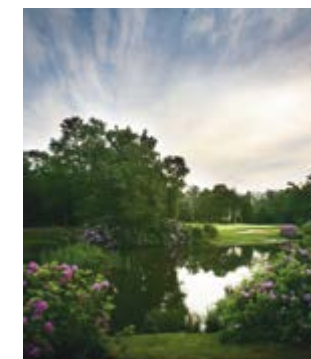
Set within an impressive 5000 acre landscape, The Club is situated in the heart of Windsor Great Park, adjacent to the beautiful Savill Garden and Virginia Water Lake, and hosts world-class tournaments, impressive fixtures and first-rate hospitality.





## WENTWORTH

Wentworth Club is regarded as one of the finest golf and country clubs in the world. Renowned for its three championship golf courses (one a former Ryder Cup venue), Tennis & Health Club, Clubhouse restaurant and its active social calendar.







Computer generated image of the actual room

ENTRANCE HALL

Galleried entrance hall with wall panelling, grand staircase, feature lighting, marble flooring and border detailing throughout





Image from a similar property





## KITCHEN & BREAKFAST AREA

Beautifully designed spacious kitchen finished in Taj Mahal marble, wood veneers, metal inlays, hand crafted handles, feature lighting and superior Gaggenau appliances. The breakfast area has direct links onto the outdoor upper terrace area with westerly facing garden views.





Image from a similar property





Image from a similar property





Image from a similar property

MASTER BEDROOM SUITE

Master bedroom suite incorporating lounge with individually designed marble fireplace, coffered ceilings and bespoke furnishings. Beautiful views in a westerly direction from the private balcony.





Image from a similar property

MASTER ENSUITE & DRESSING ROOMS

His & Hers bespoke dressing rooms are beautifully hand crafted with exemplary detailing and luxurious finishes. Master ensuite with large bathing area, separate private WC and shower.

His & Hers vanity unit is hand crafted, finished in marble with stunning feature lighting.





Image from a similar property



Image from a similar property





Image from a similar property

WINE ROOM



## CINEMA CLUB ROOM

Entertainment room with built in bar and feature lighting.





## INDOOR POOL

14m x 4.5m swimming pool finished with glass mosaics and marble.

Large gymnasium, treatment room, sauna and steam room provide a fantastic sports leisure facility.







## SPECIFICATION & FLOOR PLANS

### Grounds

- Set in 1.2 acres of beautiful mature landscaped gardens with private gated access to Wentworth Golf Course.
- Automatic electrically operated entrance gates on rendered piers with house name signage, post collection box, lighting and security video link to the main house.
- CCTV surveillance linked to main house, pre-wired for additional cameras to cover all areas of the property integrated with the Savant Home Automation System.
- Superior resin bound driveway and ramp providing generous parking for guests.
- Garden outbuilding with separate facilities to the main house.
- Outside patio areas finished in porcelain tile with planting and full irrigation.
- Magnificent stone portico with marble clad steps.
- Services provided for an optional outdoor fireplace and BBQ entertaining area.





Image from a similar property

#### Lower Ground Floor

- Hallway with marble flooring, and feature staircase.
- Pool Hall with a 14m x 4.5m pool finished with glass mosaics.
- Tylo sauna and steam room with seating clad in glass mosaics.
- Separate changing room, shower room and WC.
- Treatment room.
- Large gym with mirrored wall, cooling and sports flooring.
- Fully equipped bespoke bar with wooden herringbone flooring, coffered ceiling with hidden lighting and large entertainment space.
- The wine cellar can be seen from the Lower Hall through full height glazing. The interior features bespoke wine bottle shelving, low level crate storage, marble flooring and cooling.
- Elegant guest cloakroom with bespoke vanity unit and marble.
- Passenger lift with marble floor and wallpapered walls linking three floors.
- Self-contained staff accommodation with two ensuite bedrooms, built in wardrobes, kitchenette and living area. Links to main laundry room and external lightwell finished in porcelain tiles.
- Laundry room with 2 Gaggenau washing and drying appliances. Full cabinetry and quartz worktops.
- 4 car garage with premium garage door system including remote controlled access, ANPR camera and tiled flooring with underfloor heating.
- Separate Staff cloakroom within the garage space.
- Store room with built in racking and tiled flooring.
- Plant rooms with tiled flooring.





Image from a similar property

### Ground Floor

- Double height grand entrance hall with magnificent garden and landscape views directly through the Formal Dining Room.
- Entrance hall, lobby's and galleried staircase features marble flooring and border detailing throughout.
- Generous ceilings with bespoke classical cornicing and decorative skirting throughout.
- Decorative 3 panel walnut doors with carefully considered premium ironmongery.
- Separate cloakroom and coat storage with bespoke fixtures and finishes.
- Passenger lift with marble floor and wallpapered walls linking three floors.
- Study and library room with built in furniture, and timber flooring.
- Drawing Room with bespoke marble fireplace, coffered ceiling, chandelier point, parquet flooring with double doors opening up to the garden.
- Formal dining room with chandelier points, lit coffered ceiling, wooden flooring and opening into the drawing room for flow access.
- Bespoke kitchen & breakfast area finished with beautiful wood veneers, stone worktops, hand crafted ironmongery, metal inlays, Gaggenau appliances, coffered ceilings and marble floors.
- Sitting area with premium grade timber flooring and access to the garden on two sides.
- Kitchen, breakfast and sitting area links directly out onto the main patio.
- Prep kitchen with Gaggenau appliances, bespoke cabinetry and quartz stone worktops.
- Boot room with sink, services for appliances, bespoke bench seating and storage.
- WC, bespoke vanity unit with separate powder area and marble detail.
- Media room with bespoke joinery, large TV screen linked up to the home entertainment system.
- Fully decorated throughout to interior designers specification.





### First Floor

- Grand galleried landing over the entrance hall with a magnificent roof light, marble flooring, chandelier points and bespoke sculptural staircase.
- Master bedroom suite incorporating lounge with fireplace and premium grade carpet flooring.
- Private balcony terrace with far reaching views in a westerly direction overlooking the golf course.
- His & Hers bespoke dressing rooms beautifully hand crafted with hanging and drawer storage space.
- Magnificent master ensuite with bespoke vanity unit, separate shower, wc and bath overlooking the garden. Marble finishes throughout.
- A further four luxurious ensuite guestrooms feature bespoke designed dressing rooms, wardrobes and premium grade carpet flooring. All ensuites are finished in marble.
- Each room is fully decorated to the interior designers specification, demonstrating a superior finish and quality.
- Passenger lift with marble floor and wallpapered walls linking three floors.
- Linen cupboard with full height open slatted shelving.





Image from a similar property

### Technical Specifications

- Each room has individually controlled underfloor heating.
- First fix cabling for electric curtains and blinds to principal rooms and all bedrooms.
- Cooling to principal rooms, first floor bedrooms, gym, cinema and wine store.
- Multi room touch Savant technology linked to lighting, CCTV, sound systems and TV's.
- HDV network points allow for digital and satellite TV distribution.
- Ceiling speakers in key rooms linked to home entertainment network.
- CAT 6 cabling throughout with LAN Wi-Fi access.
- RAKO mood lighting.
- Video entry phone.
- PIR intruder detection system throughout with panic alarm buttons and window sensors.
- Automatic fire detection system in accordance with building regulations.
- Heated garage floor.
- Garage door ANPR camera.

### Construction

- Wet cast stone architectural features including bay windows, portico, columns, pilasters and copings.
- Double glazed timber sash windows, casement and sliding bi-fold doors.

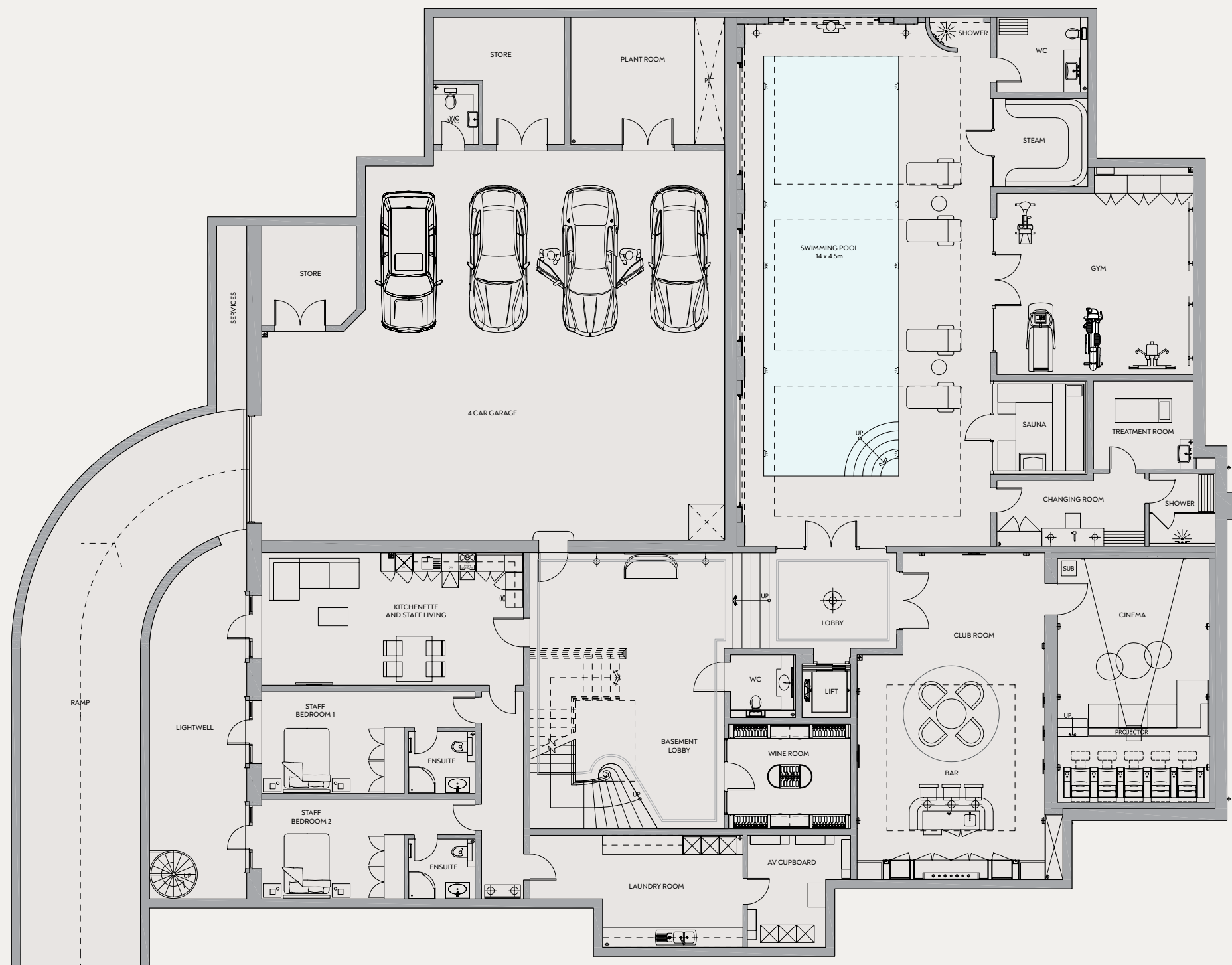


## GARDEN VIEW

Beautifully landscaped front and rear gardens with private gated access to Wentworth Golf Course.







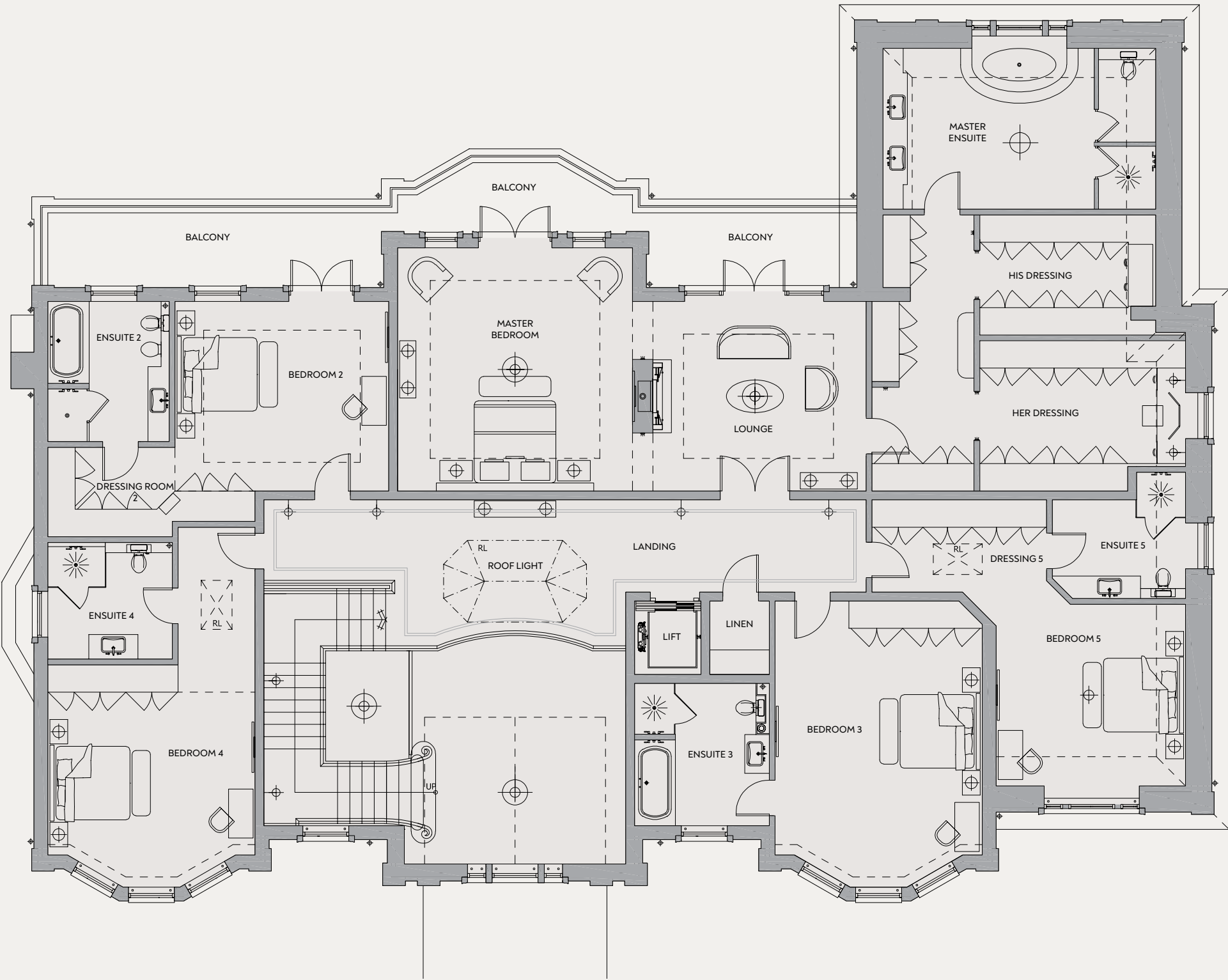
LOWER GROUND	
Lobby	9.2m x 12.2m
Wine Store	3.4m x 4.0m
WC	2.1m x 2.1m
Lift	1.1m x 1.3m
Club Room	6.2m x 10.9m
Cinema	5.0m x 8.1m
Pool Hall	17.4m x 8.2m
Pool	14m x 4.5m
Gym	6.5m x 6.0m
Steam Room	3.1m x 2.9m
Sauna	3.1m x 2.9m
Pool WC	2.5m x 3.0m
Changing Room	4.9m x 2.4m
Treatment Room	3.3m x 2.9m
AV Cupboard	3.7m x 3.4m
Laundry Room	7.1m x 3.7m
Plant Room	5.1m x 4.2m
4 Car Garage	15.4m x 13m
Store	3.1m x 3.3m
Store	4.3 x 4.2m
Garage WC	2.0m x 1.5m
Staff Flat Living	8.7m x 4.4m
Staff Bedroom 1	7.1m x 3.3m
Staff Bedroom Ensuities 1 & 2	2.0m x 2.2m
Staff Bedroom 2	7.1m x 3.3m
Lightwell	12.3m x 3.2m





GROUND FLOOR	
Reception Hall	8.8m x 8.9m
Lobby	6.4m x 2.2m
Lift	1.1m x 1.3m
Coats Cupboard	4.0m x 2.2m
Media Room	5.0m x 7.0m
Cloakroom	3.2m x 5.5m
Kitchen & Breakfast Area	14.0m x 6.8m
Sitting Area	7.2m x 4.3m
Prep Kitchen WC	2.3m x 1.4m
Prep Kitchen	4.9m x 3.2m
Boot Room	3.1m x 3.8m
Formal Dining Room	8.0m x 5.0m
Drawing Room	8.7m x 6.8m
Study/Library	9.4m x 5.8m





### FIRST FLOOR

Landing	14.7m x 2.2m
Master Bedroom Lounge	5.2m x 4.6m
Master Bedroom	5.7m x 5.9m
Master Ensuite	6.6m x 3.9m
His & Her Dressing Room	7.6m x 6.7m
Bedroom 2	5.2m x 4.6m
Bedroom 2 Dressing Area	3.1m x 2.1m
Ensuite 2	2.9m x 3.4m
Bedroom 3	5.0m x 7.0m
Ensuite 3	3.2m x 3.4m
Bedroom 4	5.0m x 8.8m
Ensuite 4	3.0m x 2.8m
Bedroom 5	4.6m x 4.4m
Bedroom 5 Dressing Area	4.2m x 2.2m
Ensuite 5	3.2m x 3.0m
Linen	1.4m x 1.8m

### TOTAL GROSS INTERNAL FLOOR AREA's

Lower Ground Floor GIA	859 m <sup>2</sup> / 9246 ft <sup>2</sup>
Ground Floor Phase II GIA	468 m <sup>2</sup> / 5037 ft <sup>2</sup>
First Floor Phase II GIA	418 m <sup>2</sup> / 4499 ft <sup>2</sup>
Total House GIA	1745m <sup>2</sup> / 18,783 ft <sup>2</sup>





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DIRECTIONS

From London take M4, join M25 towards Heathrow and Gatwick, exit at Junction 13 for Staines. Follow signs for the A30 towards Camberley/Ascot/Bagshot. Continue past Egham, Virginia Water and past the entrance to the Wentworth Golf Club on the left. Continue straight along the A30 and then turn onto Meadow Road. Turning right, stay on Meadow Road and then take a right turn onto North Drive. Finally turn right onto Firwood Road, Chanray is on the right.





# APPLEGATE HOMES

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Designed and Produced by Flair Creative Design

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