



REGENT'S GATE

VIRGINIA WATER

Bellway



Computer generated image

WELCOME TO REGENT'S GATE

AN EXCLUSIVE COLLECTION OF DISTINCTIVE HOMES,
PERFECTLY PLACED WITHIN EASY REACH OF THE CAPITAL

Regent's Gate offers a rare opportunity to live in Virginia Water adjacent to the prestigious Wentworth Estate. A collection of 1, 2, and 3 bedroom apartments and 3, 4 and 5 bedroom houses surrounded by mature woodland, historic estates and celebrated schools. These are homes designed for those who seek privacy without isolation and a lifestyle without compromise.

WHERE QUALITY MEETS DISTINCTION

EXCEPTIONAL NEW HOMES, DESIGNED FOR MODERN LIVING,
WITH THE FUTURE IN MIND AND THE COMMUNITY AT HEART

Each generously proportioned home at Regent's Gate has been created using the highest quality materials, with sustainability running throughout – from energy-efficient construction to EV charging points. With its timeless architecture and careful detailing, Regent's Gate is ideal for both growing families and those desiring a slower pace of life.



THE BEST OF SURREY LIVING ON YOUR DOORSTEP

LIFE HERE MEANS NATURAL BEAUTY, LOCAL CHARM
AND LONDON JUST MINUTES FROM YOUR DOOR

Virginia Water offers a rare combination of space, tranquillity and outstanding connections. From lakeside walks to fine dining, top schools and direct London trains — everything you need is close to home.

EDUCATION



Regent's Gate sits within reach of an excellent selection of schools. Trumps Green Infant and St Ann's Heath Junior are both under 5 minutes drive away. For independent schools, Bishopsgate in Englefield Green adjacent to Windsor Great Park, prides itself on offering enriching education to children aged 3-13 years. Also close to home, ACS International School in Egham and St George's in Weybridge take students from primary to 18 years. For tertiary education, Royal Holloway is located in nearby Egham and London's leading universities are a short train journey away.



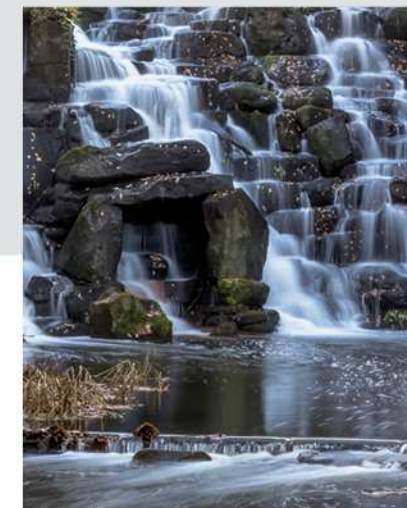
TRANSPORT CONNECTIONS

Virginia Water is well connected without losing its peaceful appeal. Virginia Water Station offers direct services to London Waterloo in 42 minutes stopping at Richmond and Clapham Junction, while the M3 and M25 are both easily reached. This puts Heathrow airport a 20-minute drive away — perfect for both business and pleasure.



VIRGINIA WATER

Independent shops, country pubs and one of England's finest landscaped lakes — Virginia Water is a village that balances natural beauty with everyday practicality.



MEET YOUR NEW NEIGHBOURS

FINE FOOD, FRIENDLY FACES AND A WARM WELCOME. THESE ARE THE DESTINATIONS THAT MAKE THE LOCAL AREA FEEL LIKE HOME.



PICCOLINO

Stylish but grounded, Piccolino brings modern Italian cooking to the heart of the village. Its vibrant atmosphere and excellent service make it the perfect place to socialise.

📍 2.0 miles from Regent's Gate



VIRGINIA WATER CAFÉ

This relaxed café, perched at the edge of the lake, is a community staple. It's where walkers meet for coffee, locals gather for breakfast and nobody's ever rushed to leave.

📍 2.1 miles from Regent's Gate



BLUEBELLS RESTAURANT, ASCOT

This firm local favourite serves modern European cuisine in elegant surroundings. The focus is on flavour, seasonality and outstanding hospitality, making it a perfect destination for special occasions and those who prefer the finer dining experience.

📍 3.6 miles from Regent's Gate



CIELITO

This vibrant restaurant serves Mexican food as it's meant to be: bold, colourful and true to its roots. Authenticity is key here and Cielito delivers, with an atmosphere as lively as the flavours.

📍 0.9 miles from Regent's Gate



THE WHEATSHEAF HOTEL

Serving a delicious menu of classic British pub dining, this welcoming country inn offers a view of the water and endless character.

📍 2.0 miles from Regent's Gate



FOXHILLS COUNTRY CLUB

With 400 acres, three golf courses, a health spa, tennis, padel courts, swimming and excellent family facilities, Foxhills is both a luxury retreat and a social hub – and it's all just a short drive away.

📍 2.9 miles from Regent's Gate



WENTWORTH GOLF CLUB

One of the world's most prestigious golf clubs, Wentworth puts the country club lifestyle on your doorstep. Championship courses, private dining and an exceptional spa, all set within an immaculate private estate.

📍 1.5 miles from Regent's Gate



1215 RESTAURANT, EGHAM

At 1215, you can expect a distinguished fine dining experience. The ingredients are local, the food refined and the service impeccable. Set within the grounds of Fairmont Windsor Park, it's a restaurant for those with discerning taste.

📍 4.8 miles from Regent's Gate

CRAFTED WITH CARE, DEFINED BY DETAIL

KITCHENS

- The Laura Ashley Collection by Symphony Kitchens with Porcelain 20mm worksurfaces
- Porcelain splashback behind hob to match worktop
- Stainless steel 1.5 bowl sink with pull out hose tap (single bowl to utility rooms)
- Bosch integrated single oven with microwave function to 3 bedroom houses and apartments
- Bosch integrated double oven and built-in microwave to 4 and 5 bedroom houses
- Bosch induction hob
- Bosch integrated fridge freezer to 3 bedroom houses and apartments
- Bosch stainless steel fridge freezer with French doors to 4 and 5 bedroom houses
- Bosch integrated dishwasher
- Bosch washer/dryer to 3 bedroom houses and apartments
- Bosch washing machine and tumble dryer to 4 and 5 bedroom houses
- Bosch integrated wine cooler
- Under counter LED lighting

BATHROOMS & EN SUITE

- Roca white sanitaryware with chrome fittings
- Roca chrome taps and bathroom furniture
- Mira minimal single thermostatic shower over bath to family bathrooms
- Mira minimal Dual ERD thermostatic shower to en suites with rain sense shower head
- Fitted mirror above the basin
- Chrome heated towel warmers
- Fully tiled floors to all wet rooms
- Full height tiling to wet walls with flat edged chrome trim, half height to remaining walls
- Vanity unit (where applicable)

SUSTAINABILITY

- PV solar panels (as PV layout)
- EV charging terminal (where applicable)



GENERAL

- Walls and ceiling finished in white matt emulsion
- Skirting and architraves finished in white satinwood
- Oak veneer internal doors with chrome door furniture
- Staircase with oak handrail and newel caps
- Fitted wardrobes in bedroom 1 to 3 bedroom houses and apartments
- Fitted wardrobes in bedrooms 1 and 2 to 4 and 5 bedroom houses

ELECTRICAL AND HEATING

- Openreach and Hyperoptic ultrafast fibre connectivity
- Stainless steel sockets, switches and USB points throughout
- TV point to living room, family room and study
- Cat 6 network point to living room, family room, bedroom 1 and study
- Telephone point to living room
- Warm white recessed spotlights to hallway, kitchen, study, living room, dining areas and wet rooms
- Pendant ceiling light to bedrooms
- External light to front and rear with PIR sensor
- Underfloor heating to all ground floor rooms to houses
- Logic boiler with thermostatic radiators to all apartments and upper floors to houses
- Heat detector, smoke alarm and carbon monoxide detectors

EXTERNAL

- External tap to rear (houses only)
- Electrically remote control garage doors (houses only)
- Front gardens turfed and landscape planting

Please note that while every effort has been taken to ensure the accuracy of the information provided within this brochure, particulars regarding local amenities and their proximity should be considered as general guidance only. Computer generated images are shown for illustrative purposes only. The identification of schools and other educational establishments is intended to demonstrate the relationship to the development only and does not represent a guarantee of eligibility or admission. Journey times are representative of journeys made by car unless stated otherwise and may vary according to travel conditions and time of day. Sources: Google and the National Rail. The particulars in this brochure are for illustration only. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently, these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. All maps are for illustrative purposes only and not to scale. 06677-07 June 2025.



FIRST RELEASE

2 BEDROOM APARTMENTS

 **Edinburgh House**
 Plots 50-58

4 BEDROOM HOMES

 **The Belfry**
 Plots 13 & 14

 **The Birkfield**
 Plots 15 & 16

 **The Turnberry**
 Plots 11 & 12

KEY TO PLAN

v Visitor parking
 C/S Cycle Store
 b/s Bin Store
 bcp Bin Collection Point
 s/s Sub Station
 p/s Pump Station
 leap Local Equipped Area of Play



The site plan is drawn to show the relative position of individual properties. NOT TO SCALE. This is a two dimensional drawing and will not show land contours and gradients, boundary treatments, landscaping or local authority street lighting. Footpaths subject to change. For details of individual properties and availability please refer to our Sales Advisor.



EDINBURGH HOUSE APARTMENTS

TWO BEDROOM, TWO BATHROOM APARTMENTS

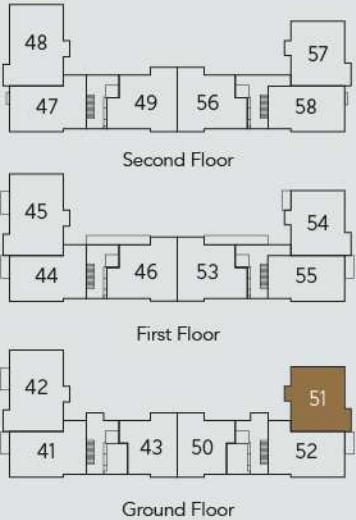


THE WOODS – PLOT 50

Kitchen/Living/Dining	7.43m x 4.34m	24'5" x 14'3"
Bedroom 1	3.20m x 3.64m	10'6" x 11'11"
Bedroom 1 En Suite	2.20m x 1.52m	7'3" x 5'0"
Bedroom 2	3.04m x 3.87m	10'0" x 12'8"
Bathroom	2.12m x 1.87m	6'11" x 6'2"
Total area	71.15 sq. m.	765 sq. ft.

THE HOGAN – PLOT 51

Kitchen/Living/Dining	8.11m x 5.03m	26'7" x 16'6"
Utility	2.37m x 1.42m	7'9" x 4'8"
Bedroom 1	6.61m x 3.24m	21'8" x 10'8"
Bedroom 1 En Suite	3.40m x 1.68m	11'2" x 5'6"
Bedroom 2	3.45m x 3.19m	11'4" x 10'6"
Bathroom	2.10m x 1.96m	6'11" x 6'5"
Total area	85.28 sq. m.	917 sq. ft.

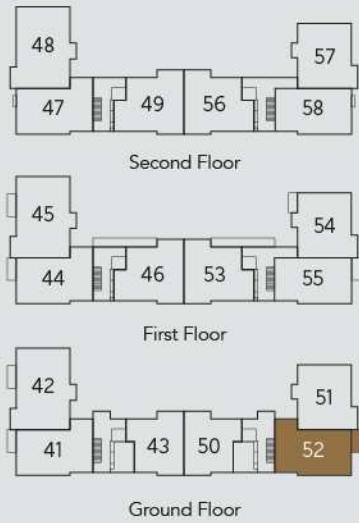
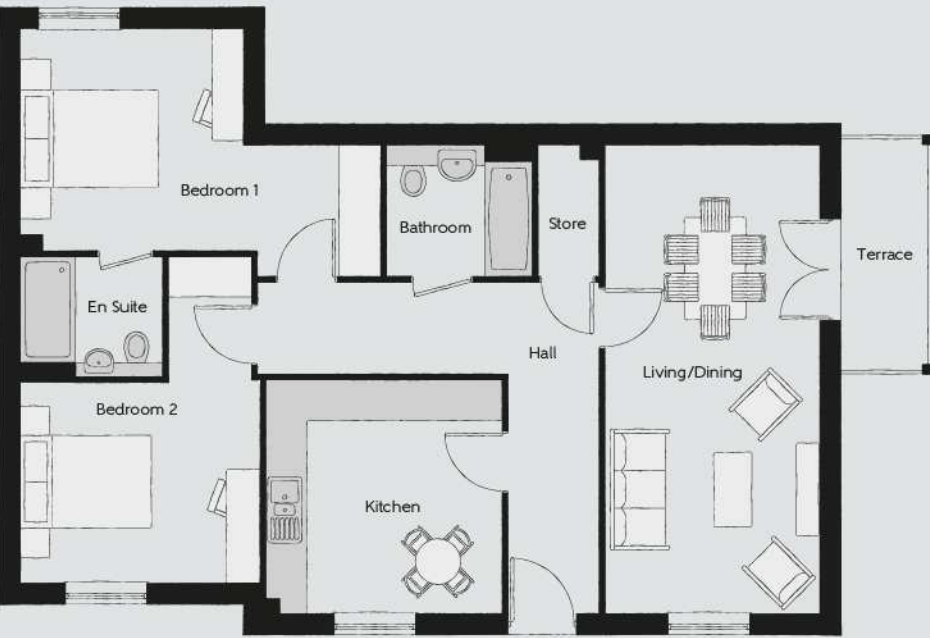


Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.

EDINBURGH HOUSE APARTMENTS

TWO BEDROOM, TWO BATHROOM APARTMENTS

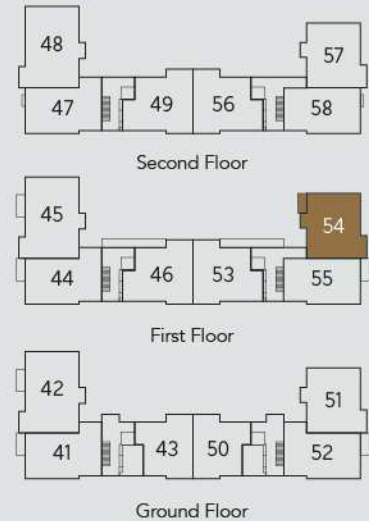


THE PALMER – PLOT 52

Kitchen	3.42m x 3.39m	11'3" x 11'1"
Living/Dining	3.11m x 6.80m	10'2" x 22'4"
Bedroom 1	5.24m x 3.23m	17'2" x 10'7"
Bedroom 1 En Suite	2.12m x 1.71m	6'11" x 5'7"
Bedroom 2	3.48m x 2.89m	11'5" x 9'6"
Bathroom	2.10m x 1.89m	6'11" x 6'2"
Total area	84.13 sq. m.	905 sq. ft.

THE ROSE – PLOT 54

Kitchen/Living/Dining	8.11m x 5.03m (max)	26'7" x 16'6" (max)
Bedroom 1	6.68m x 3.24m	21'11" x 10'8"
Bedroom 1 En Suite	2.05m x 1.66m	6'9" x 5'5"
Bedroom 1 Dressing	2.04m x 1.66m	6'8" x 5'5"
Bedroom 2	4.17m x 3.19m	13'8" x 10'6"
Bathroom	2.10m x 1.73m	6'11" x 5'8"
Total area	85.28 sq. m.	917 sq. ft.

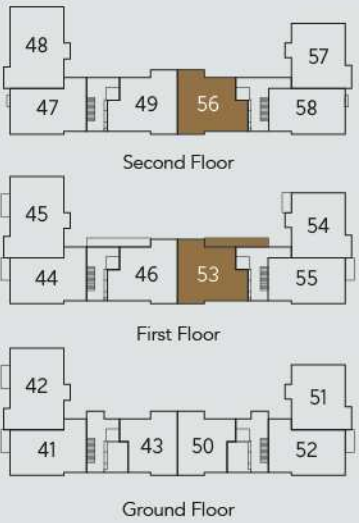
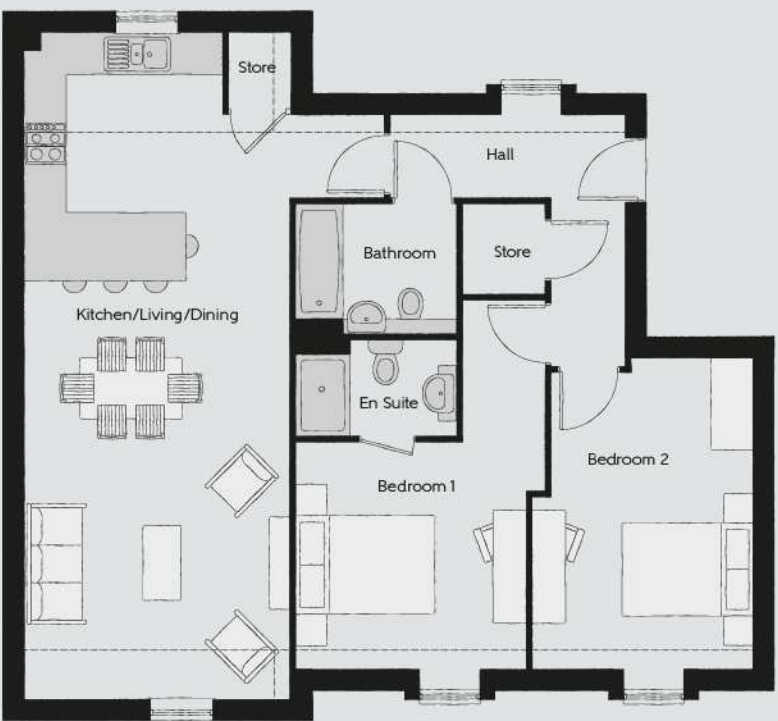


Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.

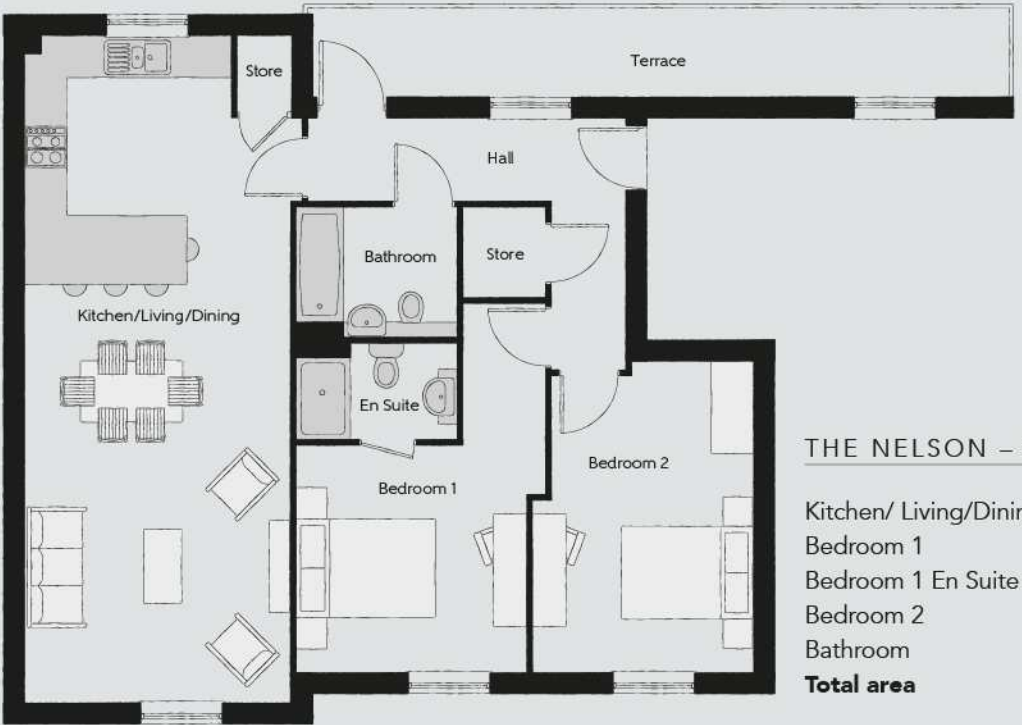
EDINBURGH HOUSE APARTMENTS

TWO BEDROOM, TWO BATHROOM APARTMENTS



THE NELSON – PLOT 56

Kitchen/Living/Dining	3.85m x 9.70m	12'8" x 31'10"
Bedroom 1	3.63m x 3.20m	11'11" x 10'6"
Bedroom 1 En Suite	2.33m x 1.36m	7'8" x 4'6"
Bedroom 2	3.20m x 4.46m	10'6" x 14'8"
Bathroom	2.33m x 1.87m	7'8" x 6'2"
Total area	85.22 sq. m.	917 sq. ft.



THE NELSON – PLOT 53

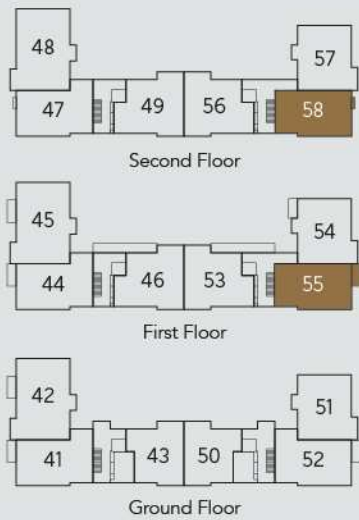
Kitchen/ Living/Dining	3.85m x 9.70m	12'8" x 31'10"
Bedroom 1	3.63m x 3.29m	11'11" x 10'10"
Bedroom 1 En Suite	2.33m x 1.36m	7'8" x 4'6"
Bedroom 2	3.20m x 4.53m	10'6" x 14'10"
Bathroom	2.33m x 1.87m	7'8" x 6'2"
Total area	86.32 sq. m.	929 sq. ft.

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.

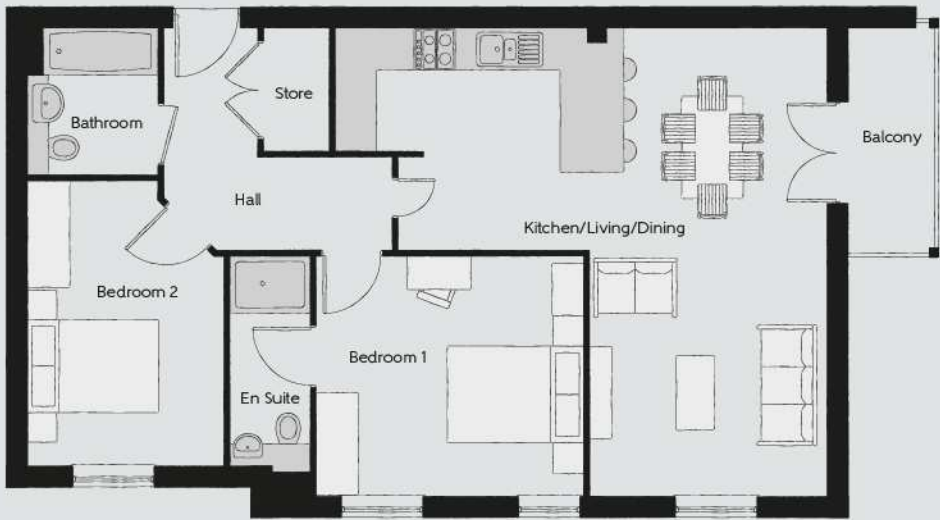
EDINBURGH HOUSE APARTMENTS

TWO BEDROOM, TWO BATHROOM APARTMENTS



THE LANGER – PLOT 58

Kitchen/Living/Dining	7.09m x 6.85m (max)	23'3" x 22'6" (max)
Bedroom 1	3.87m x 3.48m	12'8" x 11'5"
Bedroom 1 En Suite	1.15m x 3.48m	3'9" x 11'5"
Bedroom 2	2.83m x 4.55m	9'3" x 14'11"
Bathroom	1.87m x 2.12m	6'2" x 6'11"
Total area	77.67 sq. m.	836 sq. ft.



THE LANGER – PLOT 55

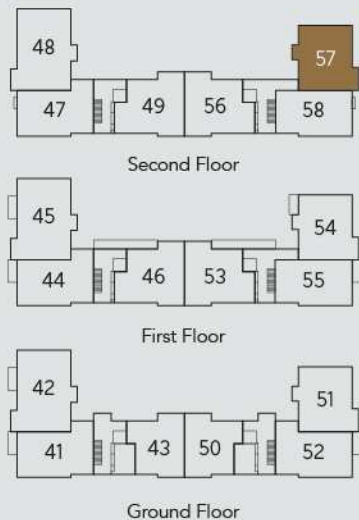
Kitchen/Living/Dining	7.18m x 6.85m (max)	23'7" x 22'6" (max)
Bedroom 1	3.87m x 3.48m	12'8" x 11'5"
Bedroom 1 En Suite	1.15m x 3.48m	3'9" x 11'5"
Bedroom 2	2.83m x 4.64m	9'3" x 15'3"
Bathroom	1.87m x 2.12m	6'2" x 6'11"
Total area	78.58 sq. m.	845 sq. ft.

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.

EDINBURGH HOUSE APARTMENTS

TWO BEDROOM, TWO BATHROOM APARTMENTS



THE GARCIA – PLOT 57

Kitchen/Living/Dining	7.51m x 5.03m (max)	24'8" x 16'6" (max)
Bedroom 1	6.68m x 3.26m	21'11" x 10'8"
Bedroom 1 En Suite	2.05m x 1.66m	6'9" x 5'5"
Bedroom 1 Dressing	2.04m x 1.66m	6'8" x 5'5"
Bedroom 2	3.79m x 3.19m	12'5" x 10'6"
Bathroom	2.10m x 1.73m	6'11" x 5'8"
Total area	84.20 sq. m.	906 sq. ft.

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.



THE BELFRY
A FOUR BEDROOM, THREE BATHROOM DETACHED FAMILY HOME

FIRST FLOOR

Bedroom 1	3.05mx 3.45m (min)	10'0" x 11'4" (min)
Bedroom 1 En Suite	1.55m x 3.00m	5'1" x 9'10" (min)
Dressing	2.25m x 3.00m	7'5" x 9'10"
Bedroom 2	3.08m x 3.43m	10'1" x 11'3" (min)
Bedroom 2 En Suite	3.10m x 1.18m	10'2" x 3'10" (min)
Bedroom 3	2.60m x 4.73m	8'6" x 15'6"
Bedroom 4	2.92m x 4.73m	9'7" x 15'6"
Bathroom	3.10m x 1.18m	10'2" x 3'10"



GROUND FLOOR

Kitchen/Dining/Family	6.00m x 4.70m	19'8" x 15'5"
Living Room	5.45m x 4.00m	17'11" x 13'1" (max)
Study	3.27m x 3.48m	10'9" x 11'5" (max)
Utility	1.56m x 2.60m	5'1" x 8'6"
Cloakroom	1.75m x 1.10m	5'9" x 3'7"



Clks – Cloakroom WS – Wardrobe Space (suggestion only, wardrobe not included) W – Fitted Wardrobe B – Boiler

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.



THE BIRKFIELD

A FOUR BEDROOM, TWO BATHROOM SEMI DETACHED FAMILY HOME

FIRST FLOOR

Bedroom 1	3.13m x 4.00m	10'3" x 13'1"
Bedroom 1 En Suite	1.51m x 1.80m	4'11" x 5'11"
Bedroom 2	2.73m x 3.30m	8'11" x 10'10"
Bedroom 3	3.17m x 2.42m	10'5" x 7'11"
Bedroom 4	3.57m x 2.13m	11'9" x 7'0"
Bathroom	1.98m x 2.20m	6'6" x 7'3"



GROUND FLOOR

Kitchen/Living/Dining	6.72m x 7.75m	22'1" x 25'5"
Utility	2.04m x 2.51m ^(max)	6'8" x 8'3" ^(max)
Study	2.42m x 2.11m	7'11" x 6'11"
Cloakroom	1.46m x 2.11m	4'9" x 6'11"



Clks – Cloakroom WS – Wardrobe Space (suggestion only, wardrobe not included) W – Fitted Wardrobe B – Boiler RW – Roof Window

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.



THE TURNBERRY

A FOUR BEDROOM, THREE BATHROOM SEMI DETACHED FAMILY HOME

THE TURNBERRY

A FOUR BEDROOM, THREE BATHROOM SEMI DETACHED FAMILY HOME

SECOND FLOOR

Bedroom 1	6.00m x 4.05m (min)	19'8" x 13'3" (min)
Bedroom 1 En Suite	2.23m x 4.95m	7'4" x 16'3"
Dressing	2.70m x 3.24m	8'10" x 10'8"



FIRST FLOOR

Bedroom 2	4.06m x 4.86m (max)	13'4" x 15'11" (max)
Bedroom 2 En Suite	2.22m x 2.13m	7'3" x 7'0"
Bedroom 3	3.13m x 3.75m	10'3" x 12'4"
Bedroom 4	3.17m x 2.13m	10'5" x 7'0"
Bathroom	1.98m x 2.20m	6'6" x 7'3"

GROUND FLOOR

Kitchen/Living/Dining	6.72m x 7.75m (max)	22'1" x 25'5" (max)
Study	2.42m x 2.11m	7'11" x 6'11"
Utility	2.04m x 2.51m	6'8" x 8'3"
Cloakroom	1.46m x 2.11m	4'9" x 6'11"

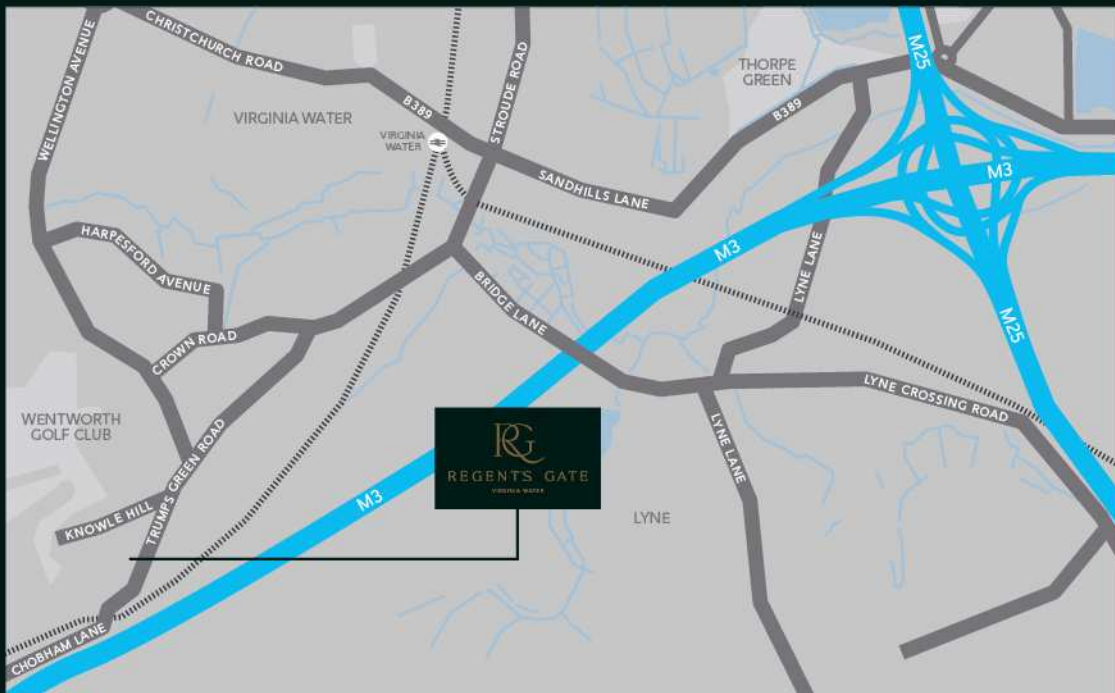


Clks – Cloakroom WS – Wardrobe Space (suggestion only, wardrobe not included) W – Fitted Wardrobe B – Boiler RW – Roof Window --- – Reduced Head Height

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.

RG
REGENT'S GATE
VIRGINIA WATER



Local area map

TRUMPS GREEN ROAD, VIRGINIA WATER GU25 4JA

Bellway Homes Limited (North London Division)
Bellway House, Bury Street, Ruislip HA4 7SD

Telephone: 01344 963 285 | www.bellway.co.uk | @bellway | bellway

Bellway