



PINEHILL

Ascot | Berkshire



## PRIME SOUTH-FACING FIVE BEDROOM PROPERTY

Situated within a plot of just under an acre on one of South Ascot's most sought after roads.

			EPC
5	5	5	D

Local Authority: Windsor and Maidenhead Borough Council

Council Tax band: H

Tenure: Freehold

Guide price: £3,750,000



## A STUNNING, FULLY RENOVATED PROPERTY

Comprising over 6000sqft of meticulously designed interiors and five bedrooms. It also benefits from being centrally positioned within it's beautiful, lateral plot of 0.9 acres.

As you walk through the impressive entrance, you are greeted with a light filled hallway with views out onto the rear sunny garden. Across the ground floor there are several multi-purpose reception rooms, including a large separate utility room, all surrounding an exquisite central kitchen/living/dining area. The breakfast room has bi-fold doors leading out onto the expansive flagstone patio and private grounds beyond. The stunning Laura Ashley kitchen is fully fitted with a beautiful solid wood cabinets and Miele appliances; built-in coffee machine; two ovens plus microwave and steam oven; full-sized wine fridge as well as double height Neff fridge and freezer. Quartz counter tops offer plenty of workspace as well as encasing a large sink and "Quooker" style tap.



## HIGH SPECIFICATION THROUGHOUT

Extending from the kitchen via the bi-folding doors, a newly-laid patio and manicured garden awaits. Offering exceptional space for entertaining, enjoying a peaceful moment to yourself, or a casual game of football, the garden is certainly a key feature of the property.

The surrounding reception rooms, including the cinema/media room, are pre-wired for full television automation speakers. Air source heat pumps supply underfloor heating throughout, with the added benefit of air conditioning servicing all bedroom suites on the first floor.

On the first floor there are five large bedroom suites, four of which are South-facing. The principle bedroom suite comes with a Clive Cristian super-king bed and bedside tables as well as a large dressing room leading onto an impressive bathroom with double sinks, walk in shower and corner bath finished off with large Italian format Onyx tiling. The high specification continues throughout with superior bathroom fittings and lighting installed across the entire floor.





## LOCATION

A handsome walled entrance, with secure electric gates, leads onto a sweeping driveway offering ample parking for multiple cars in addition to a large double garage with fully tiled flooring.

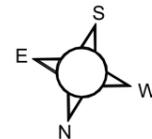
Pinehill is situated in the desirable Sunningdale, on one of the areas most well-regarded roads. Situated 0.7m from Sunningdale Station, along with a Waitrose supermarket and a selection of shops and eateries. Also within easy reach are Sunninghill and Ascot for more amenities. The towns of Windsor, Camberley, Guildford and Reading provide a further more extensive range of shopping facilities, in addition to theatre, cinema and leisure centres.

The area has a rural and leafy feel yet is perfectly positioned for easy access to the motorway network and rail services; M3, M4, M25 and Heathrow Airport.

There is excellent schooling in the local area including Charters School, St. George's, St Mary's, LVS Ascot, Papplewick and The Marist to name a few. Golf enthusiasts have access to an extensive number of golf clubs including; Sunningdale, The Berkshire, Swinley Forest and Wentworth. Tennis and health clubs, along with spa facilities can be found at Coworth Park, The Berystede, Foxhills and Pennyhill Park.



**Pinehill Sunning Avenue, Sunningdale**  
**Main House internal area 6,197 sq ft (576 sq m)**  
**Garage internal area 525 sq ft (49 sq m)**  
**Garden Shelter external area = 127 sq ft (12 sq m)**  
**Total internal area 6,722 sq ft (624 sq m)**  
 Quoted Area Excludes 'External W.C.'



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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