



PINEHURST

Englefield Green | Surrey



EXECUTIVE MODERN FAMILY HOME

set within a gated development on the fringes of Englefield Green and Egham.

			EPC
5	5	2	C

Local Authority: Runnymede Borough Council
Council Tax band: G
Tenure: Freehold
Service Charge : approximately £1,300 per annum



PINEHURST IS A SMALL, EXCLUSIVE DEVELOPMENT

of individual detached homes built in 2007.

This five bedroom family home situated on the fringes of Englefield Green and Egham represents either a strong investment opportunity or an ideal opportunity for a family to settle, offering flexible accommodation arranged over three floors.

The entrance hall leads on to the sitting room, dining room and kitchen/breakfast room with access to the conservatory, cloakroom and internal door accessing the garage. Stairs rise to the first floor which offers the Master bedroom with en-suite, guest bedroom with en-suite, two further bedrooms and a family bathroom. On the second floor there is a useful bonus room or fifth bedroom, storage cupboard and bathroom.







LOCATION

Communications are excellent, with fast access to London, M25, Heathrow, and Gatwick airports.

Sporting facilities in the area are numerous and include racing at Ascot and Windsor, polo at Smith's Lawn, Windsor Great Park and the Royal County of Berkshire Polo Club.

There is extensive schooling in the area, including Bishopsgate, St. John's Beaumont, Eton College, St. Mary's, Heathfield, St. George's, Papplewick, Marist Convent and TISIS. There are coach services from Englefield Green to the Hampton School, Lady Eleanor Holles, Sir William Perkin's, Chertsey and St. George's, Weybridge.





This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

Alex Hancock
+44 1344 293153
alex.hancock@knightfrank.com

Knight Frank Ascot & Virginia Water
59 High Street, Ascot
SL5 7HP

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated July 2025. Photographs and videos dated July 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

