



PINEHURST

Ascot | Berkshire



AN EXCEPTIONAL DETACHED FAMILY HOME

built by Hamill Homes in 2019, showcasing a high specification
throughout.

			EPC
5	5	4	B

Local Authority: Royal Borough of Windsor and Maidenhead
Council Tax band: H
Tenure: Freehold



PINEHURST

Pinehurst is an exceptional detached family home built by Hamill Homes in 2019, showcasing a high specification throughout. Designed with modern living in mind, the property benefits from Fibre to the Premises, underfloor heating, integrated speaker systems and smart-controlled lighting.

The heart of the home is the impressive full-width kitchen/dining/family room, featuring bi-fold doors opening onto the rear garden, a central island, range-style cooker, wine cooler and a striking roof lantern that fills the space with natural light. The ground floor also offers a formal reception room, a study finished with elegant herringbone flooring, a utility room, cloakroom and internal access to the double garage.



UP THE STAIRS

On the first floor, the principal suite enjoys a Juliet balcony overlooking the garden, a dressing room and a luxurious en suite bathroom with a freestanding bath and large walk-in shower. Three further bedroom suites are arranged across this floor, each thoughtfully designed with their own individual character.

The second floor provides two additional double bedrooms, offering flexible accommodation suitable for guest rooms, a gymnasium or games room, together with a family bathroom.





LOCATION

Pinehurst forms part of an exclusive gated enclave of just three homes, discreetly positioned off Llanvair Close.

The area is particularly well served by an excellent selection of renowned schools including Charters, Cheapside, Lambrook, LVS, Papplewick, St Francis, St George's, St Mary's, Sunningdale and The Marist.

Leisure amenities nearby include Ascot Racecourse, The Berkshire Golf Club, Coworth Park, Guards Polo Club, The Lexicon, Sunningdale Golf Club, Swinley Forest, Wentworth Club and Windsor Great Park.

Ascot railway station provides services to London Waterloo, Reading and Guildford, while the M3, M4 and M25 motorway networks, together with Heathrow Airport, are all readily accessible.



Approximate Gross Internal Area
Main House 5,375 sq. ft / 499.32 sq. m
Garage 373 sq. ft / 34.68 sq. m
Total 5,747 sq. ft / 534.00 sq. m



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