



# PINEHURST

Englefield Green | Surrey



# EXECUTIVE MODERN FAMILY HOME

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

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

Guide Price : £995,000



## 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)

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