



Pinehill, Sunningdale, Berkshire



A fabulous opportunity to acquire **one of the best plots** on Sunning Avenue, totalling 0.9 acres.

Summary of accommodation

Ground Floor: Hall | Living room | Dining room | Lounge
Reception room/study | Conservatory | Kitchen/breakfast room with adjoining utility | Study | Secondary kitchen | Further utility | Three WC's
Integral garage

Basement

First Floor: Principal bedroom with dressing room, en suite and balcony
Four further bedrooms, one with en suite | Family bathroom
Separate WC

Garden and Grounds: Large south-facing garden | Two sheds | Store

In all about 0.9 acres

Pinehill

Pinehill is a generous five bedroom home, comprising over 5,400 square feet.

The property sits in a beautiful, wide plot of 0.9 acres, with mature trees on the approach and a wide, south facing garden to the rear. With a striking, walled entrance and gates, the driveway leads up to the property through the middle of the plot, offering a beautiful view of the house. With a large driveway for numerous cars and a 1.5 garage adjoining the property.



The expansive ground floor opens on to an entrance hallway with guest cloakroom and under stairs storage, a generous open plan kitchen/ breakfast room with solid wood cabinetry and an adjoining utility room. There is a living room, drawing room with a wood-burning fireplace, a family room and a fully fitted, bespoke study room. A feature of the ground floor is a large hardwood conservatory with doors opening out to the sun terrace and garden. This floor also includes a second kitchen, larder, laundry room, a further cloakroom and access to the cellar.





The property comprises five bedrooms, including a principal bedroom with built-in wardrobes and a south-facing balcony, guest room with built-in wardrobes and an en suite, along with a further three bedrooms, a family bathroom, family shower room and a further cloakroom on the first floor.

Garden and grounds

Pinehill offers a unique opportunity to purchase a property in one of Sunningdale's most desirable roads, with a large south-facing garden. The rear garden is wonderfully private, surrounded by mature hedging and has been recently landscaped to make the most of the wide, level plot. The property is now in need of modernisation and could be extended or even replaced subject to planning.



Location

Pinehill is situated in a 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.

We are very fortunate to have 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.

The area is also very popular with golf enthusiasts thanks 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.



Property information

Tenure: Freehold

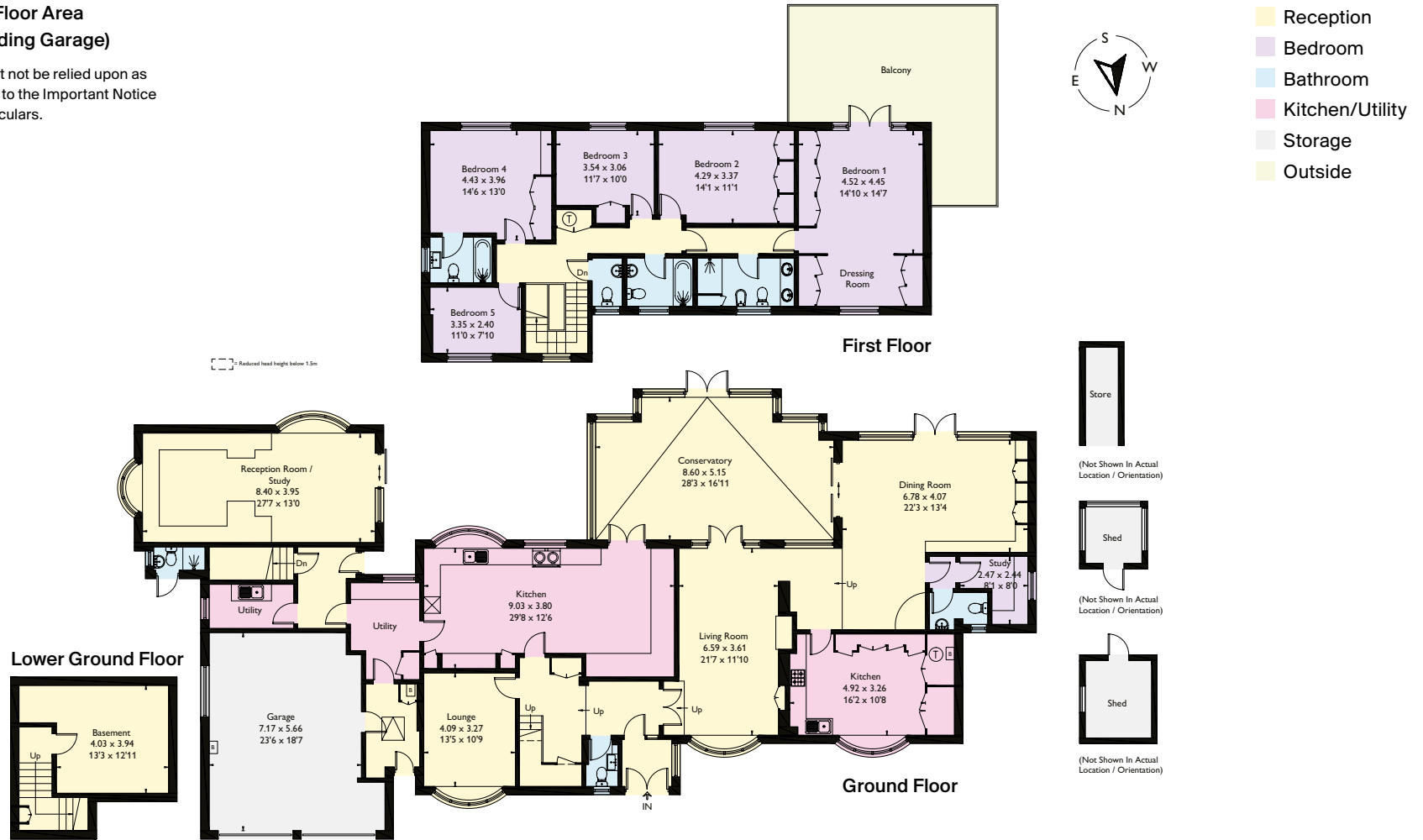
Local Authority: Royal Borough of Windsor and Maidenhead

Council Tax: Band H

EPC Rating: D

Approximate Gross Internal Floor Area
480.5 sq m / 5172 sq ft (Including Garage)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



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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.

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Particulars dated June 2024. Photographs and videos dated June 2024

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