



CHATTERTON | REES



Pinehill Sunning Avenue, Ascot, SL5 9PW  
Guide price £3,600,000





# Pinehill Sunning Avenue

Ascot, SL5 9PW

Pinehill is an exceptional detached family home extending to over 6,700 sq ft, occupying a beautifully landscaped south-facing plot of approximately one acre on one of Sunningdale's most prestigious private roads.

Recently renovated to an outstanding standard, the property offers elegant, contemporary living centred around a stunning open-plan Laura Ashley kitchen, breakfast and family room with premium Miele appliances, quartz worktops and doors opening onto the extensive stone terrace and private gardens. A selection of beautifully appointed reception rooms, including a cinema room, study and formal dining room, provide superb space for both family life and entertaining.

The first floor comprises five luxurious bedroom suites, including an impressive principal suite with dressing room and exquisite en suite bathroom. Air conditioning serves the first floor, while underfloor heating runs throughout the ground floor.

The secluded gardens have been thoughtfully landscaped to create a wonderful outdoor entertaining space, complete with a covered garden pavilion and barbecue area.

Ideally located close to Sunningdale village, the mainline station, renowned golf courses, Windsor Great Park and some of the country's finest schools, Pinehill offers an exceptional lifestyle in one of Berkshire's most sought-after addresses.

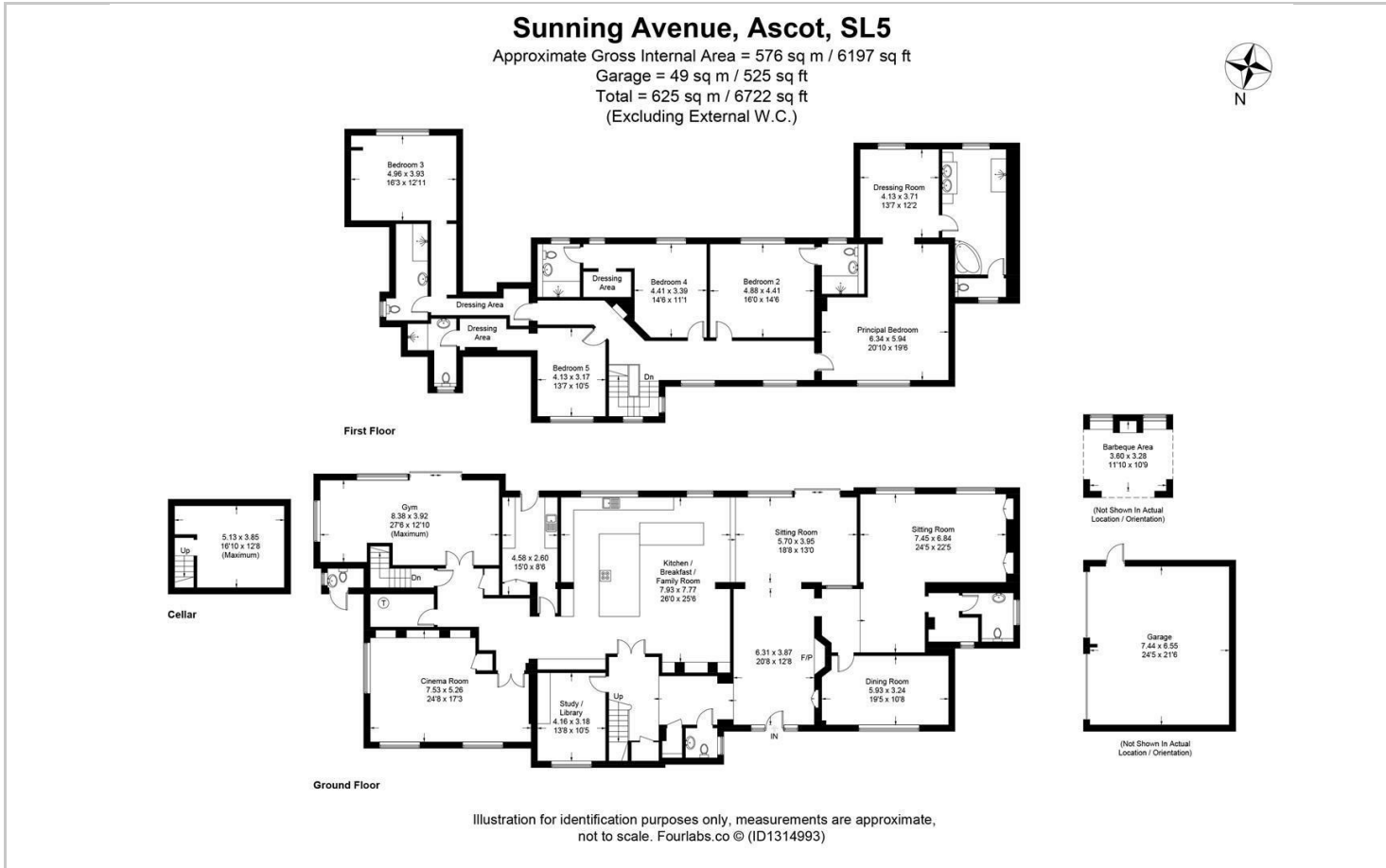
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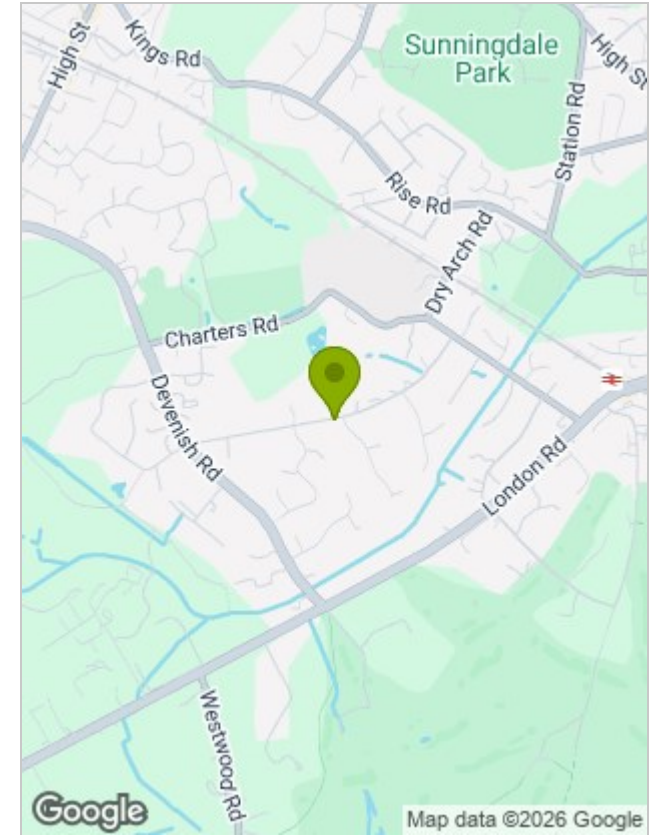




## Floor Plans



## Location Map



## Viewing

Please contact our Sunningdale Country Homes Office on 020 3780 0580 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

## Energy Performance Graph

