

 6  4  5



# Llanvair Close, *Ascot*

OSBORNE HEATH



A modern six double bedroom,  
five bathroom family home with  
no onward chain in a private,  
gated cul-de-sac.











Pinehurst was built by Hamill Homes in 2019 and has been developed to their high standards, including Fibre To The Premises, system controlled lighting, underfloor heating, and built-in speakers.

The feature room is a full-width rear kitchen with bi-folding doors out to the garden, central island, range style cooker, wine cooler and dining space with a roof lantern. The ground floor also has a formal living room, study with stylish herringbone flooring, utility room, downstairs WC and integral access to the double garage.

On the first floor the principal bedroom suite has a Juliet balcony, dressing room and an en suite with large shower and freestanding bath. Three further bedroom suites on the first floor all have unique features and design. On the top floor there are two further double bedrooms, one of which can be used as a games room or gym, and a bathroom.



Pinehurst is part of a small gated development of just three houses, off Llanvair Close.

Popular local private and state schools include Charters, Cheapside, Lambrook, LVS, Papplewick, St Francis, St George's, St Mary's, Sunningdale and The Marist.

Nearby places of interest 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.

The nearest train station is Ascot where trains run to London Waterloo, Reading and Guildford. Ascot is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating B. Council Tax band H. Service Charge TBC.





### APPROXIMATE FLOOR AREA

House - 517.6 sq m / 5571 sq ft (Including Garage / Excluding Void)

Limited Use Area - 16.4 sq m / 176 sq ft

Total = 534 sq m / 5747 sq ft

(Gross Internal Area)



### NOT TO SCALE

This plan is for illustration purposes only



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.

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