



CHATTERTON | REES



Pinehill Sunning Avenue

, Ascot, SL5 9PW

Guide price £3,500,000



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Pinehill Sunning Avenue



Description

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.

- Five bedrooms
- Five reception rooms
- Gated
- Air conditioning to the first floor
- Five bathrooms
- Circa 1 acre south facing plot
- Recently refurbished to an exacting standard





Sunning Avenue, Ascot, SL5

Approximate Gross Internal Area = 576 sq m / 6197 sq ft
Garage = 49 sq m / 525 sq ft
Total = 625 sq m / 6722 sq ft
(Excluding External W.C.)

First Floor

- Bedroom 3: 4.96 x 3.93 (16'3" x 12'11")
- Bedroom 4: 4.41 x 3.39 (14'6" x 11'1")
- Bedroom 2: 4.88 x 4.41 (16'0" x 14'6")
- Principal Bedroom: 6.34 x 5.94 (20'10" x 19'6")
- Bedroom 5: 4.13 x 3.17 (13'7" x 10'5")
- Dressing Area
- Dressing Area
- Bathroom

Ground Floor

- Cinema Room: 7.63 x 5.28 (24'9" x 17'3")
- Gym: 8.38 x 3.92 (27'6" x 12'10") (Maximum)
- Kitchen / Breakfast / Family Room: 7.55 x 7.77 (25'0" x 25'6")
- Sitting Room: 5.70 x 3.95 (18'9" x 13'0")
- Sitting Room: 7.45 x 6.84 (24'5" x 22'5")
- Dining Room: 5.93 x 3.24 (19'5" x 10'8")
- Study / Library: 4.16 x 3.18 (13'8" x 10'5")
- Garage: 7.44 x 6.55 (24'5" x 21'6")
- Cellar: 5.13 x 3.85 (16'10" x 12'8") (Maximum)

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1314993)

A map of Sunningdale, UK, with a green location pin on Charters Rd. The map shows a network of roads including Bagshot Rd, Rise Rd, Station Rd, Dry Arch Rd, Chobham Rd, London Rd, and Devenish Rd. The Google logo and 'Map data ©2026 Google' are visible at the bottom.

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

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		55	63
England & Wales EU Directive 2002/91/EC			
Environmental Impact (CO₂) Rating			
<i>Very environmentally friendly - lower CO2 emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales EU Directive 2002/91/EC			