



# A spacious detached family home in Sunningdale

15 Pinecote Drive, Sunningdale, Berkshire, SL5 9PS

Freehold

savills

Entrance hall • Drawing room • Dining room • Kitchen/ breakfast room • Utility room • Family room • Study • Cloakroom • Principal bedroom with dressing room and en suite bathroom • 4 further bedrooms (2 en suites) • Family bathroom • Double garage • Sun terrace • Landscaped gardens

#### Description

15 Pinecote Drive is a well presented detached family home less than one mile from Sunningdale station.

The accommodation is set over two floors and comprises a fully integrated kitchen and breakfast room, a drawing room with feature fireplace, a formal dining room, study, family room, utility room and cloakroom. There are doors from the drawing room, breakfast room and family room opening onto the rear garden.

The first floor accommodation features the principal bedroom suite with dressing room and en suite bathroom, four further bedrooms, two with en suites and a family bathroom.

Outside, to the front there is a paved driveway providing parking for several cars and a double garage. The rear garden is mainly laid to lawn with a generous sun terrace ideal for outside entertaining all enclosed by mature trees and hedging.

#### Situation

15 Pinecote Drive is situated in a sought after residential road in Sunningdale with access to the local shops, Waitrose and main line station providing services to London (Waterloo).

By road, Sunningdale is convenient for Heathrow Airport, M3 and M25 motorways.

There are a number of renowned schools in the area including Hall Grove, Papplewick, Charters, The Marist Schools, St George's and St Mary's, Schools Ascot. There are two international options; TASIS and ACS Egham and access to Eton and Wellington Colleges.

#### Local Authority

Royal Borough of Windsor and Maidenhead.

#### Services

The property has mains gas, water, drainage and electric.

#### Fixtures and Fittings

All items of fixtures and fittings, including carpets, curtains/blinds, light fittings and kitchen equipment are specifically excluded unless mentioned.

#### Tenure

Freehold

#### Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

#### Viewing

Strictly by appointment with Savills.





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**Approximate Area** 260.1 sq m / 2800 sq ft

**Garage** 24.6 sq m / 265 sq ft

**Total** 284.7 sq m / 3065 sq ft

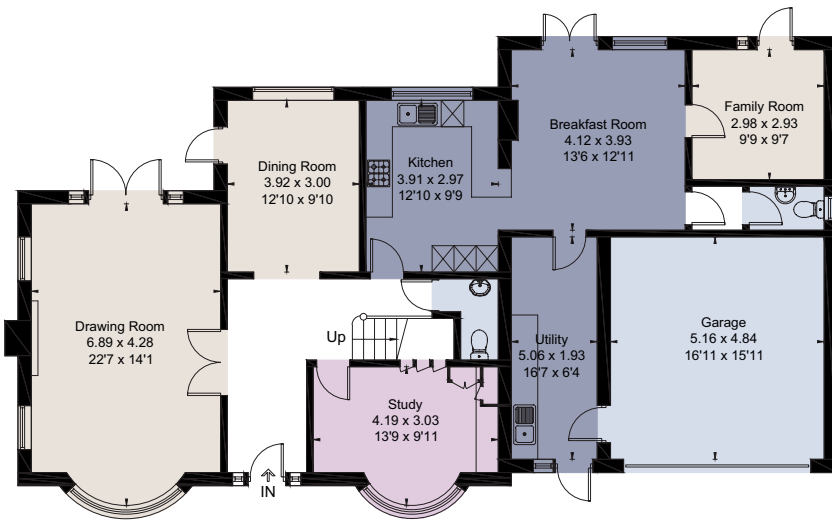
**Including Limited Use Area** (2.1 sq m / 23 sq ft)



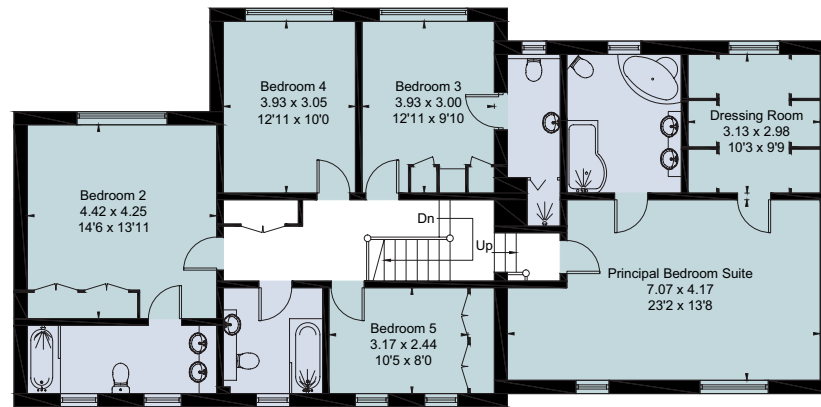
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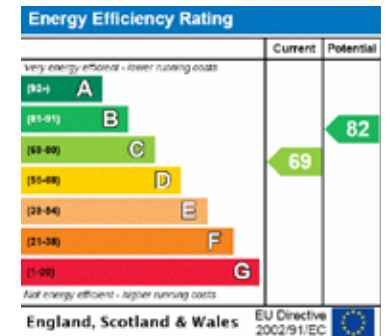
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Ground Floor



First Floor



For identification only. Not to scale. © 220212KB

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