



A versatile family home set in about an acre

Pinehurst, 35 Prince Consort Drive, Ascot, Berkshire, SL5 8AW

Freehold



Reception hall • Drawing room • Dining Room • Family room • Kitchen/breakfast room • Utility room • Study • Games room/gym • Principal bedroom suite with en suite bathroom • 4 further bedrooms • 3 further bath/shower rooms (one en suite) • Westerly facing landscaped grounds of about one acre • Double garage

Description

Pinehurst is a fantastic family home set in one of the most desirable residential roads in Ascot.

The ground floor comprises a very well-proportioned and open plan and fully integrated kitchen/breakfast room with a separate utility, a vaulted family room, a well-proportioned entrance hall/snug, a formal dining room with doors leading to the rear terrace, a triple aspect drawing room with feature fireplace, a study with direct patio access, a games room/gym and a bedroom with an adjacent shower room; perfect for annexed living.

The first floor has four double bedrooms and three bathrooms; including a spacious principle suite and guest suite.

Outside, Pinehurst sits in a plot of about an acre made up of laid to lawn areas, mature boundaries and terraced areas; ideal for al-fresco dining. There is off-street, gravelled driveway parking for several vehicles and a detached double garage.

Situation

Prince Consort Drive is a prestigious road in Ascot with access to Ascot high street and main line station providing services to London (Waterloo). By road Ascot is convenient for Heathrow Airport (T5), M3, M4 and M25 motorways.

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

Services

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

Fixtures and Fittings

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

Local Authority

Bracknell Forest Council

Tenure

Freehold

Energy Performance

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

Viewing

Strictly by appointment.





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Approximate Area 365.6 sq m / 3935 sq ft

Garage 38.4 sq m / 413 sq ft

Total 404.0 sq m / 4348 sq ft

Including Limited Use Area (3.3 sq m / 35 sq ft)



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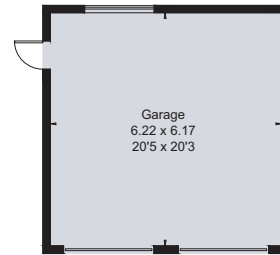
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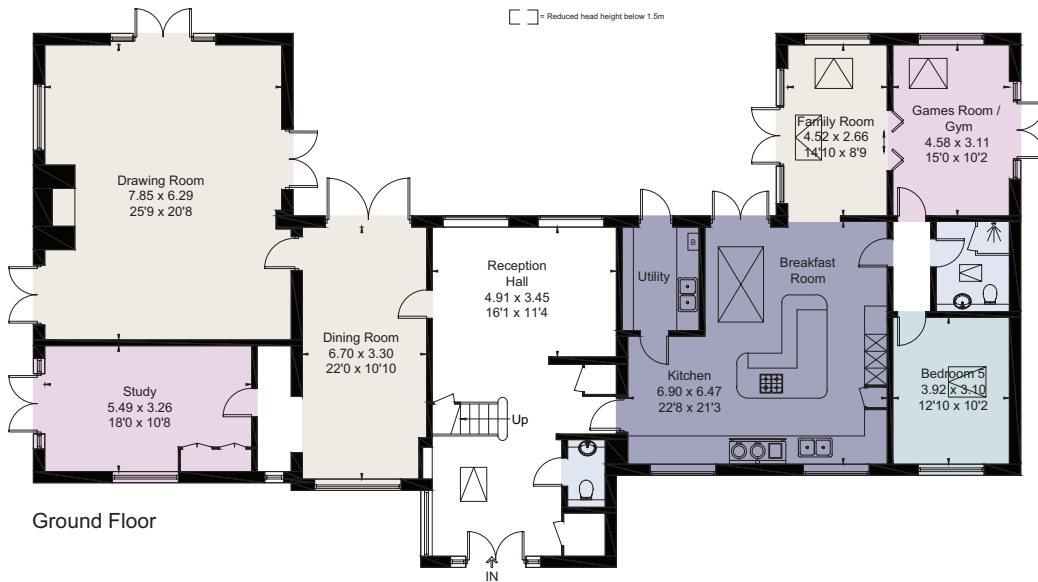
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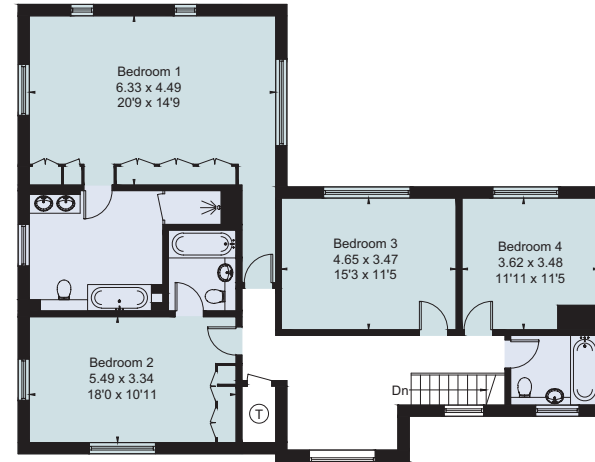


(Not Shown In Actual Location / Orientation)

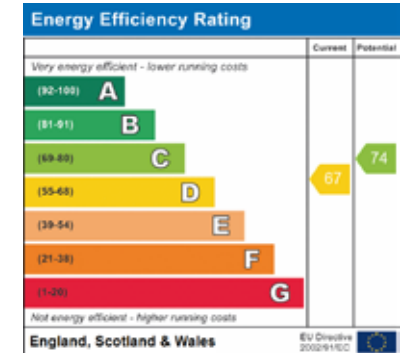
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Ground Floor



First Floor



For identification only. Not to scale. © 200824FC

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