



PINEWOOD

SUNNINGHILL

BUCKINGHAM



Pinewood

Heathfield Avenue • Sunninghill • Berkshire • SL5 0AL

£4,600,000 Freehold

An imposing detached residence situated in a tranquil location occupying a mature plot of circa 0.5 acres within easy reach of Sunninghill village centre.

- IMPRESSIVE DETACHED MANSION
- RECEPTION ROOMS, 7 BEDROOMS, 7 BATHROOMS
- PLOT – CIRCA 0.5 ACRES
- 9,154 SQUARE FEET IN TOTAL
- SOUTHERLY FACING REAR GARDEN
- DETACHED ANNEXE & TRIPLE GARAGE
- TRANQUIL LOCATION
- AVAILABLE WITH NO ONWARD CHAIN

IMPRESSIVE ENTRANCE HALL • DRAWING ROOM • DINING ROOM • VAST KITCHEN/BREAKFAST ROOM OPEN TO FAMILY ROOM • STUDY • GALLERIED LANDING • PRINCIPAL BEDROOM SUITE WITH WALK-IN-WARDROBE & ENSUITE BATH/SHOWER ROOM • FOUR FURTHER DOUBLE BEDROOM SUITES • SIXTH DOUBLE BEDROOM, FAMILY BATH/SHOWER ROOM • BONUS/GAMES ROOM • SEPARATE SELF-CONTAINED ANNEXE ABOVE THE TRIPLE GARAGE • DETACHED SUMMER HOUSE • SOUTHERLY BACKING REAR GARDEN • PRIVATE DRIVEWAY WITH PARKING FOR MULTIPLE VEHICLES • ELECTRIC GATES • SHARED DRIVEWAY ACCESSED VIA SHARED ELECTRIC GATES

Description

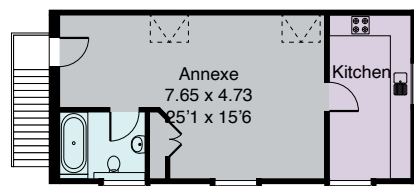
Pinewood was originally constructed by renowned developer Millgate Homes in 2012 to an excellent specification incorporating high ceilings, oversized doorways and an impressive entrance hall of 29 x 16 feet to provide a true feeling of grandeur upon entering the property. Situated behind two sets of electric gates, the home provides in excess of 9,000 square feet of accommodation across three floors comprising of five reception rooms, six bedrooms, six bath/shower rooms, second floor bonus room, utility room, detached summer house, and a detached triple garage with self-contained annexe/staff accommodation above. Having been kept in immaculate condition by the present owner, the property also provides a wealth of modern features including underfloor heating throughout, Cat 6 wiring with integrated home entertainment system and a very high specification kitchen including Wolf range cooker and and Sub Zero fridge/freezer. It is imperative a prospective purchaser views the home to truly appreciate everything Pinewood has to offer.

Pinewood is located in Heathfield Avenue, arguably the most sought after road in Sunninghill and is approached through private electric gates and along a sweeping shared driveway, you then go through a second set of gates and arrive to the front of the house where you find a triple garage with electric doors. The gardens around the house are mainly laid lawn with mature borders and hedging. To the rear of the house there is a large patio ideal for al-fresco entertaining. The rear garden further benefits from a southerly facing aspect and recently installed summer house.

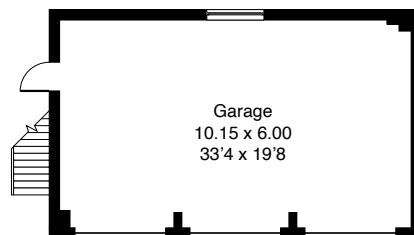
Directions

From Sunningdale Rail Station turn left onto the A30 London Road, proceed over the level crossing and turn left into Broomhall Lane; after passing the recreation ground on the left this becomes Rise Road and eventually proceeds up a hill. At the top of the hill pass the right hand turning for Larch Avenue and take the next right turn into Heathfield Avenue, where Pinewood will be found half way along Heathfield Avenue on the left hand side.

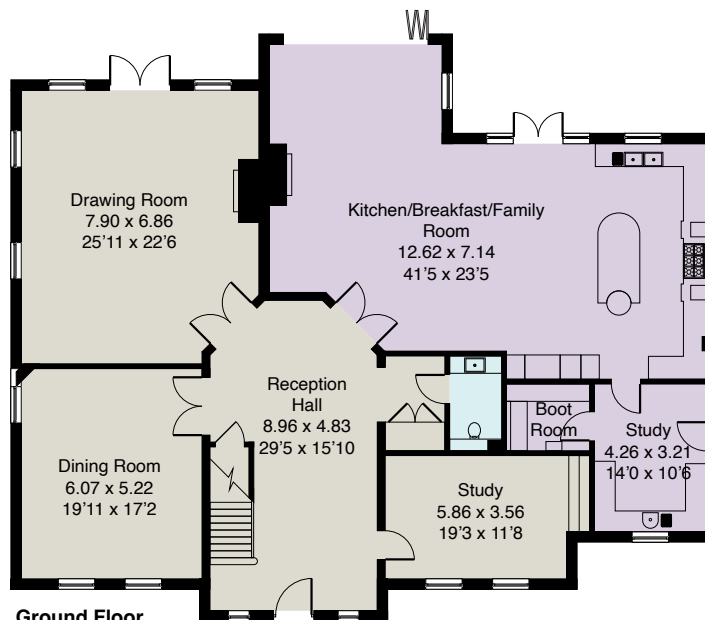
Approximate Gross Internal Floor Area :	
Ground Floor	272.73 sq m / 2936 sq ft
First Floor	257.74 sq m / 2774 sq ft
Second Floor	197.35 sq m / 2224 sq ft
Garage	60.90 sq m / 656 sq ft
Annexe	48.12 sq m / 518 sq ft
Summerhouse	13.52 sq m / 146 sq ft
Total	850.36 sq m / 9154 sq ft



Annexe



Garage

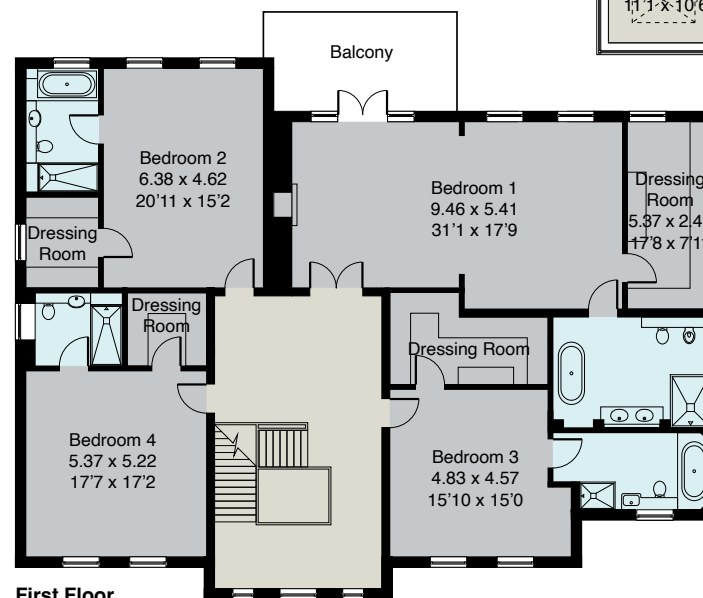
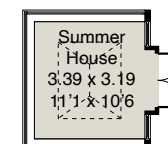
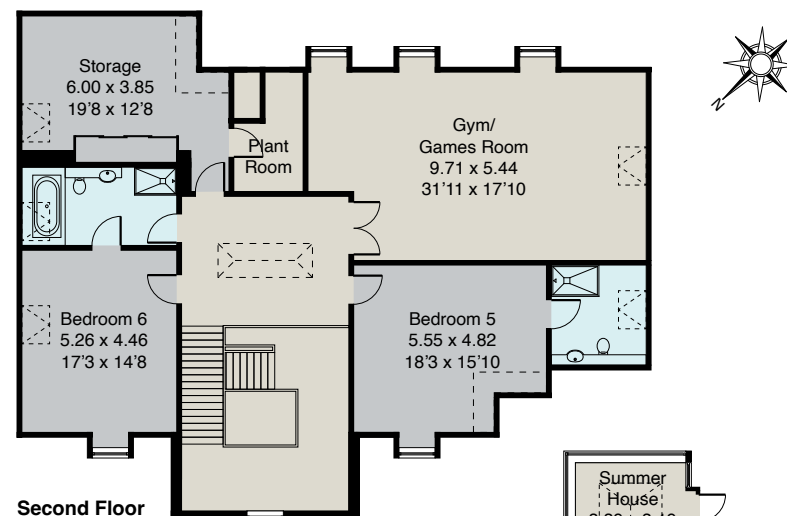


EPC – C.77 (Main House)
EPC – C.74 (Annexe).
All Mains Services
Council Tax Band H

Important Notice

These particulars and measurements are believed to be correct but their accuracy is not guaranteed by the Vendor or Vendor's Agents and they do not constitute any part of a contract. It is not our Company Policy to test services and domestic appliances so we cannot verify that they are in working order. The buyer is advised to obtain verification from their Solicitor or Surveyor.

Ref: PB012208263 HPI ©2026 Not to Scale. Any Areas, measurements or distances given are maximum and approximate only, no decisions without checking should be made when reliant upon them.



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