MICHAEL HARDY
SALES & LETTING

118, Pinehill Road,
Crowthorne,
Berkshire, RG45 7JR

£1,200,000 Freehold

Located in a highly desirable road with easy access to Wildmoor Heath Nature Reserve, an extended detached family home comprising over 3,400 sq. ft, with the benefit of a fully self-contained annexe. The spacious and versatile accommodation comprises a generous sized entrance hallway, a modern downstairs shower room, a ground floor bedroom, office/study, a cinema room, a 30’ living room with bifold doors to the garden, a dining room which is open plan to an impressive shaker style kitchen with central island breakfast bar, solid woodblock tops, vaulted ceiling, pantry cupboard and utility. Upstairs you will find an impressive master bedroom with a dressing area and a delightful ensuite bath/shower room, two further double bedrooms, a family shower room and separate cloak room. There is also a sizeable eaves storage cupboard off the landing. The annexe is adjoined to the rear of the house but benefits from its own private entrance, an open plan studio/kitchenette, shower room, and a sun lounge.. The property further benefits from a south facing garden with a covered seating area. If you are looking for a family home with ample entertaining space, then we strongly suggest an internal viewing.

- Desirable non estate location
- Impressive 27’ kitchen/dining room
- 30’ living room with bifold doors to garden
- Self-contained annexe
- Versatile accommodation
- Large gravel driveway & south facing garden

The property sits well back from the road with a sizeable gravel drive providing parking for numerous vehicles. Side access opens to the south facing rear garden which is fully enclosed and comprises a spacious patio area, which steps down to a further seating area located under a sizeable pergola. The remainder of the garden is mainly laid to lawn with a variety of shrubs, trees and a timber-built garden shed.

Pinehill Road is one of Crowthorne’s most desirable, sought after roads with this particular property located at the very end of the road within a very short walk of Wildmoor Heath Nature Reserve.
The property is situated within a short walk of about half of a mile to the village High Street with its array of shops, restaurants and amenities. Edgbarrow School and sports centre and Wellington College are also within an easy stroll too. Further nearby places of interest include 'The Ridges' National Trust, the Heath Lake and the Devils Highway, all of these offering delightful woodland walks and local beauty spots.

Council Tax Band: F
Local Authority: Bracknell Forest Council
Energy Performance Rating: D

Floorplan

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Michael Hardy. REF: 1507874

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These particulars have been prepared in good faith to give a fair overall view of the property; they do not constitute an offer and will not form part of any contract. We make no representation about the conditions of the property nor that any services or appliances are in good working order; this should be checked by your surveyor. Furthermore, you should not assume that any items or features referred to in these particulars or shown in the photographs are included in the sale price. Your solicitor should check this as part of the normal conveyancing process.

N.B. Please note that we have not checked whether the property, or any part of it, complies with the planning acts or building regulations. This should be checked by your surveyor or solicitor.
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