



7 Beechcroft Close

Ascot, Berkshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP

An impressive end-of-terrace townhouse, set within an exclusive gated development

A substantial family home with highly attractive, flexible accommodation, set within a sought-after location. The property features beautifully presented living space and a landscaped west-facing garden with a backdrop of mature trees.



2 RECEPTION ROOMS



5 BEDROOMS



5 BATHROOMS



DOUBLE GARAGE



LANDSCAPED GARDEN



FREEHOLD



VILLAGE/TOWN



3730 SQ FT



**GUIDE PRICE
£1,395,000**

The property

A spacious family home offering about 3,378 sq. ft. of flexible living space arranged over four floors, together with an integral double garage.

The house features two reception rooms located on the first floor: a sizeable drawing room with two Juliet balconies facing the rear garden and a sitting room with two sets of French doors opening out to a front-facing balcony. There is also a useful cloakroom on this level.

On the ground floor, the contemporary open-plan kitchen/breakfast room boasts a sleek range of units and integral appliances, and enjoys direct access to the rear garden via two sets of double doors. There is also a utility room with its own access to the garden, a cloakroom and an internal door to the double garage.

The principal bedroom, with its en suite bathroom and extensively fitted walk-in wardrobe, is located on the second floor, along with a guest bedroom and en-suite

shower room, whilst the upper floor is host to three further en-suite bedrooms.

Outside

The property is reached via a grand flight of stone steps and the integral double garage provides off-road parking. Adjacent to the garage is a useful external store room. There is also access to an attractive communal garden with benched seating.

To the rear of the property, the lawned garden features a large paved patio and raised wooden decking, providing excellent spaces for outdoor dining and entertaining. Raised flower/shrub beds provide visual interest and at the far end of the garden, there is a lightly wooded area.

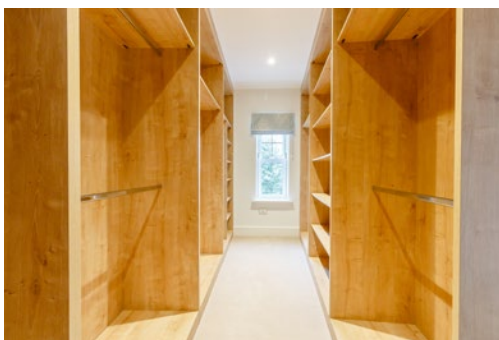


Location

The property is located in the charming village of Sunninghill, on the fringe of the highly sought-after Ascot, with its bustling High Street and world-famous racecourse. Ascot is home to numerous bars and restaurants, as well as a range of shops, catering for day-to-day needs.

The locale boasts plenty of leisure facilities, including some prestigious golf courses at Sunningdale, Wentworth and Swinley Forest. Horse racing is available at Ascot and Windsor racecourses, and there are numerous riding stables and schools in the area. Windsor Great Park is superb for walking and cycling, as is Virginia Water Lake. Excellent spa facilities are available at the nearby Berystede, Pennyhill Park, Coworth Park, Wentworth and Foxhills.

There are many excellent schools in the area in both the state and independent sectors.



Distances

- M3 (Jct 3) 4.1 miles
- M4 (Jct 6) 8.5 miles
- M25 (Jct 13) 6.8 miles
- Ascot High Street 1.3 miles
- Sunningdale 1.7 miles
- Bracknell 4.8 miles
- Camberley 7.1 miles
- Windsor 7.3 miles

Key Locations

- Ascot Racecourse
- Windsor Great Park
- Savill Garden
- Virginia Water Lake
- Windsor Castle
- Windsor Racecourse
- LEGOLAND Windsor Resort
- Runnymede

Nearby Stations

- Ascot Station
- Sunningdale
- Martins Heron Station
- Bracknell Station

Nearby Schools

- LVS Ascot
- St. Georges School, Ascot
- St. Mary's School, Ascot
- Heathfield School, Ascot
- Papplewick School, Ascot
- The Marist School, Ascot
- Sunningdale School
- Charters School, Sunningdale
- Lambrook School, Winkfield Row
- ACS International School, Egham
- American International School (TASIS), Thorpe





The position & size of doors, windows, appliances and other features are approximate only.
© ehous. Unauthorised reproduction prohibited. Drawing ref. dig/8332226/DGO



Floorplans

House internal area 3,378 sq ft (314 sq m)

Garage internal area 362 sq ft (34 sq m)

Total internal area 3,740 sq ft (348 sq m)

For identification purposes only.

Directions

SL5 7DB

what3words: ///riches.hugs.curiosity - brings you to the development entrance

General

Local Authority: Royal Borough of Windsor & Maidenhead – Tel. 01628 683800

Services: Mains electricity, gas, water and drainage. Under-floor heating.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: B

Service Charge: circa £750.00 per quarter

Ascot

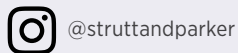
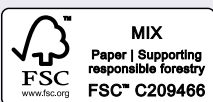
37 High Street, Ascot, Berkshire SL5 7HG

01344 636960

ascot@struttandparker.com

struttandparker.com

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken March 2018. Particulars prepared April 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



Over 50 offices across England and Scotland,
including Prime Central London

For the finer things in property.

