

1A Beechwood Close
Ascot, Berkshire



Strutt
& Parker

Land and property. Since 1885.

An impeccably presented, detached family home with a rare EPC rating of A and offering contemporary open-plan living, landscaped gardens and solar panels, within striking distance of Ascot High Street

An impressive detached family home providing beautifully presented accommodation arranged across three floors. Presented to a high standard throughout, the property combines contemporary styling with practical family living and incorporates energy-efficient features, including roof-mounted solar panels.

The ground floor has been designed with both everyday living and entertaining in mind. At its heart is the open-plan kitchen, dining and family room, where two roof lanterns and full-width bi-folding doors create a bright, airy space with a seamless connection to the garden. The kitchen is fitted with contemporary cabinetry, integrated appliances and a central island with breakfast seating. A generous sitting room and a separate study, both featuring plantation-style shutters, provide additional reception space, while a utility room and cloakroom complete the ground floor accommodation.

The first floor comprises a well-appointed principal bedroom with a dressing room and an en-suite bathroom, and two further bedrooms served by a contemporary family bathroom. The second floor is arranged to provide a spacious and versatile room, currently arranged as a gym and recreation room, with excellent potential for use as an additional bedroom, cinema room or games room, together with generous eaves storage.



Outside

The property is approached via a gravel driveway providing parking for several vehicles and access to the garage. To the rear, the enclosed garden features a sleek paved terrace directly accessible from the kitchen/family/dining room - perfect for outdoor entertaining. This space is further enhanced by an adjacent timber building creating a Mediterranean-style barbecue area, while the remainder of the garden is laid to lawn.

Location

The property enjoys a convenient position in Ascot, renowned for its prestigious racecourse and attractive surrounding countryside. Bustling Ascot High Street provides cafés, restaurants, boutiques and supermarkets, with wider shopping and leisure facilities available in Windsor, Maidenhead, Bracknell and Camberley.

The area is well served by leading schools, including St George's, Heathfield, LVS Ascot, Papplewick, The Marist and Wellington College, together with numerous respected state schools including Charters School in Sunningdale.

Ascot railway station offers regular services to London Waterloo, while the nearby M3, M4 and M25 provide excellent road connections to London, Heathrow and Gatwick Airports, the South Coast, and the wider motorway network.

General

Local Authority: Bracknell Forest Council
Services: Mains electricity, gas, water and drainage
Council Tax: Band G
EPC Rating: A
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

2566 sq ft 238 sq m)

3 reception rooms

3-4 bedrooms | 2 bathrooms

Garage | Landscaped gardens

Freehold | Town location

Guide price £1,200,000



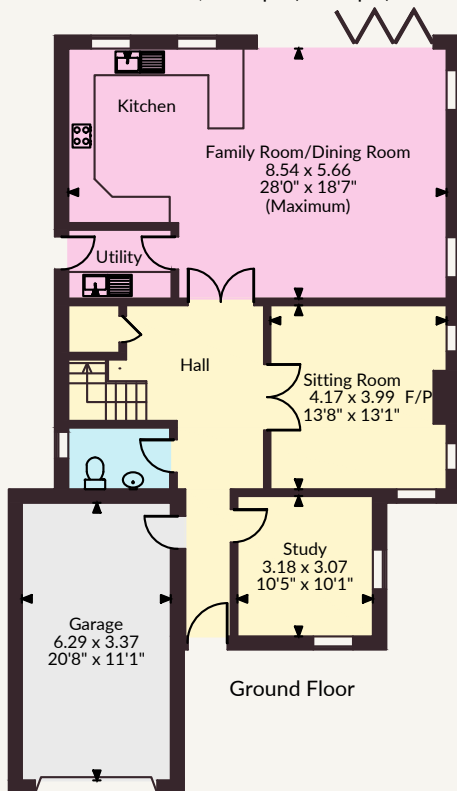
Beechwood Close, Ascot

Main House internal area 2,338 sq ft (217 sq m)

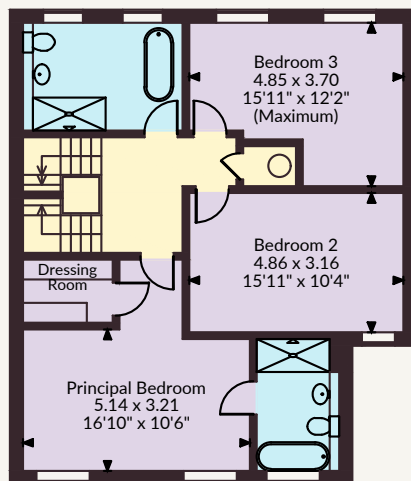
Garage internal area 228 sq ft (21 sq m)

Shed internal area 85 sq ft (8 sq m)

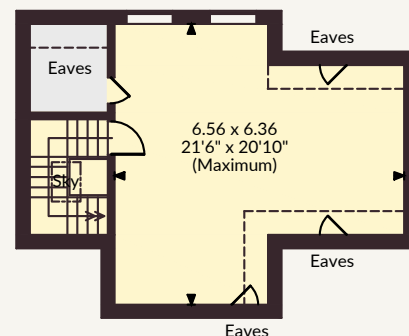
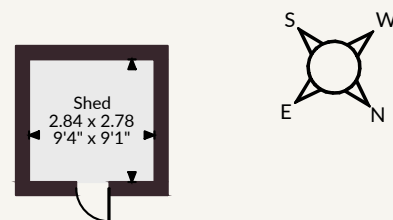
Total internal area 2,651 sq ft (246 sq m)



Ground Floor



First Floor



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

© ehous. Unauthorised reproduction prohibited. Drawing ref. dig/8700399/NJD

Strutt & Parker Ascot

37 High Street, Ascot, Berkshire SL5 7HG

01344 636960 | ascot@struttandparker.com



@struttandparker struttandparker.com

**Strutt
& Parker**

Land and property. Since 1885.

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. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited. Photographs taken July 2026. Particulars prepared July 2026.