



BIRCHCROFT

SOUTH ASCOT





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SOUTH ASCOT

Just a few minutes away from the glamour
and excitement of the iconic Ascot racecourse,
and surrounded by the elegant country homes and
mature estates of leafy South Ascot, Birchcroft is an
exclusive award-winning collection of 12 luxurious new
apartments, set within attractive landscaped grounds.



Brockenhurst Homes









With its striking arched entrance and beautifully proportioned gabled frontage, Birchcroft is a masterpiece in understated elegance.



Best Apartment UK



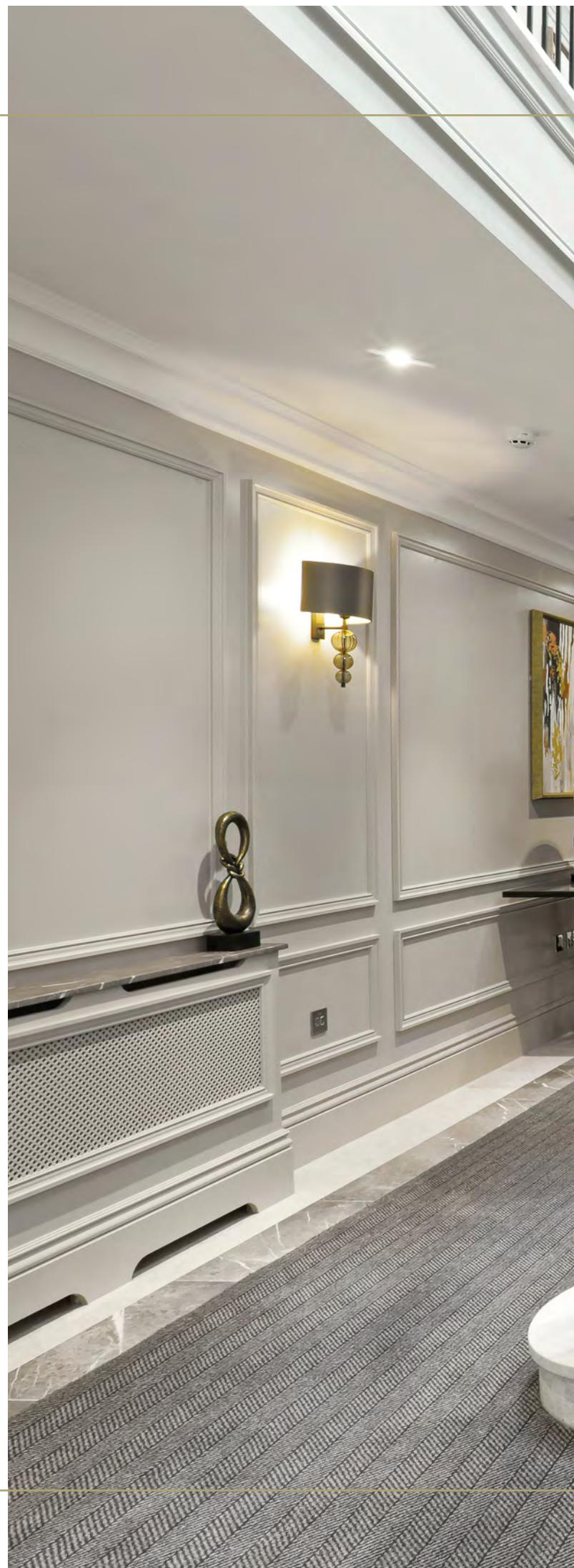
Best Apartment Scheme

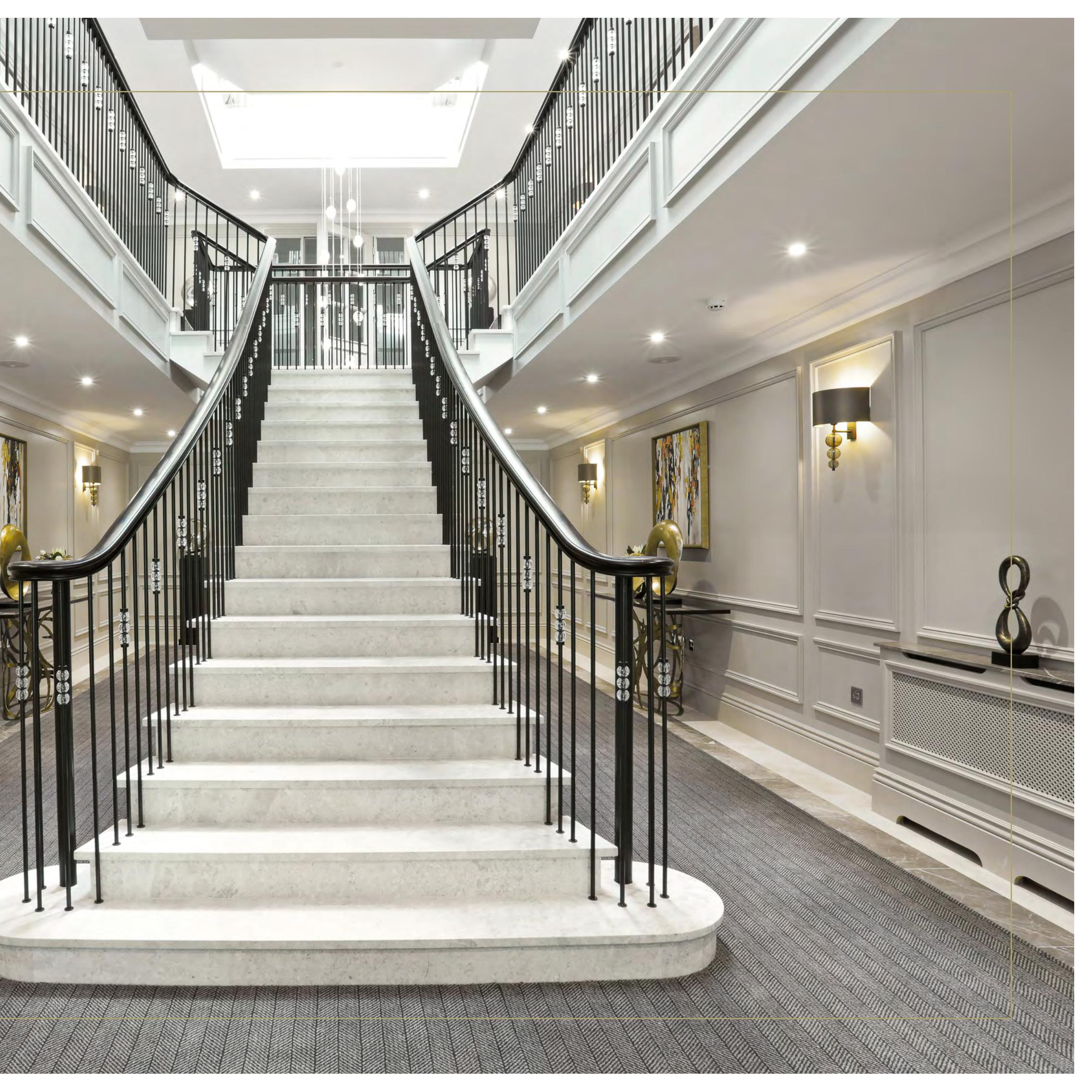
Inspirational interiors created to enrich a modern lifestyle



Step through the front doors and enter a magnificent galleried hallway, where a grand staircase sweeps down to greet you echoing the most luxurious of homes, a day-to-day reminder of tranquility and grandeur. The spectacular modern chandelier makes a dramatic statement above, highlighting the fine detailing of the bespoke joinery, wall coverings and furniture that have each been so carefully considered.

*A true masterpiece – offering
understated elegance.*









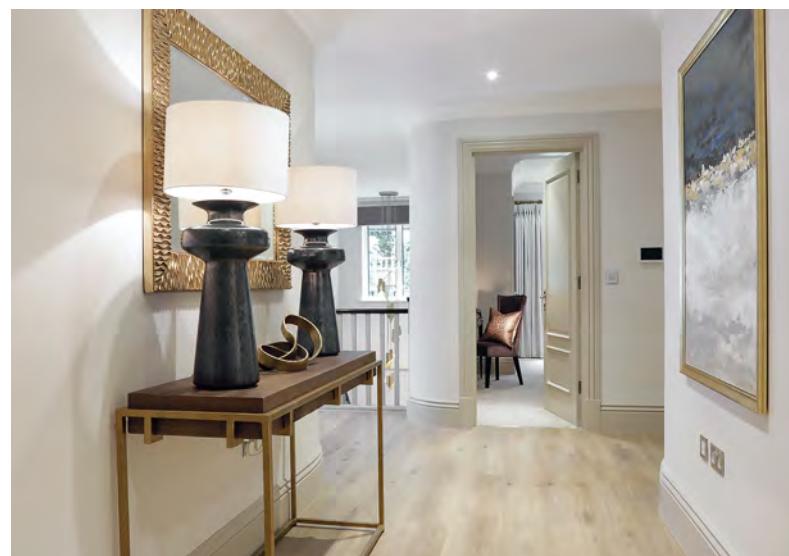
Perfectly at home



Boasting generous proportions and flooded with natural light, the spectacular open-plan living and dining areas in each apartment are ideal for both relaxing and entertaining. Finished to the highest standards and intelligently designed to optimise their comfort and convenience, each home has been conceived as a perfect backdrop to a contemporary luxury lifestyle.

With high, coffered ceilings and beautifully crafted corning, each space boasts an elegant matt finish with satin highlights, while chrome and stainless steel accessories gleam under the discreet LED lighting. Underfoot, Karndean flooring extends from the entrance hall and through both living and dining areas, while underfloor heating removes the need for radiators along the walls and offers greater flexibility for the positioning of furniture and artworks.

Most living areas benefit from French doors out onto a private balcony or terrace, extending the useable floor space and encouraging al fresco living.





Within each kitchen, banks of hand-painted Charles Yorke oak cabinets are accentuated by polished Unistone worktops, with under-mounted stainless steel sinks and Quooker taps. Clever modelling of the cabinet runs give a real sense of depth to each space, while the generous islands (in most apartments) offer additional casual seating.

A broad range of Miele appliances are featured throughout, with separate, fully fitted utility rooms to keep the practicalities behind closed doors and offer additional storage. Some homes also benefit from the luxury of a walk-in larder.









Birchcroft offers the choice of two or three bedroom apartments, with all bedrooms and master suites large enough to accommodate king-size beds or above. The bespoke built-in wardrobes, which have been provided by Charles Yorke, are hand-painted to match the elegant tones of taupe and warm grey used throughout (some even have been designed to incorporate a wall-hung television). Many of the master suites have been thoughtfully laid out to provide a separate dressing area, while some rooms feature French windows onto a balcony or terrace and others have a Juliette balcony. Sumptuous carpeting offers the ultimate in cocooning luxury, with discreet lighting recessed into the elegantly coffered ceilings.



With at least three separate bathrooms provided within each apartment at Birchcroft, sleek surfaces and luxurious details define every space. Each of the opulent en suite bath or shower rooms, along with the main / guest bathrooms and WCs, utilise different tiles, finishes and fittings to make their own individual statements. The elegant forms of Bette GmbH porcelain baths and Villeroy & Boch basins and WCs are common to all, accessorised by Hansgrohe taps and Villeroy & Boch rain showers and fittings. Integrated Artelinea cabinets, Porcelanosa vanity units and tiled niches provide excellent storage, with underfloor heating and towel rails enhancing the spa-like atmosphere.







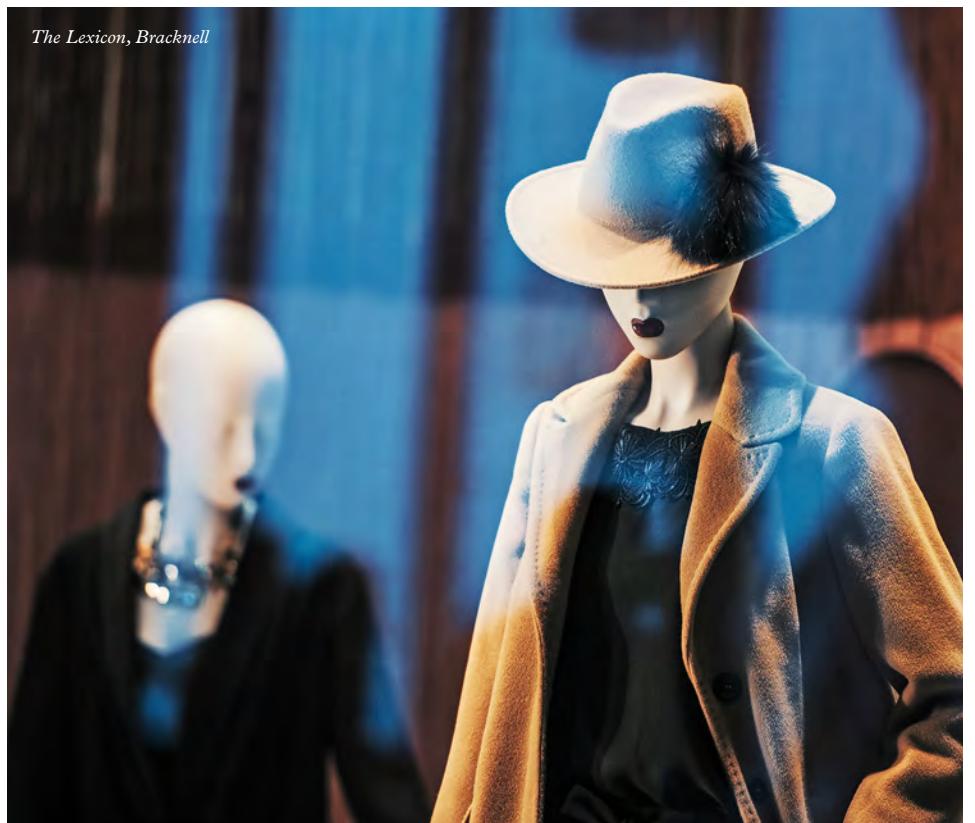
The Long Walk through Windsor Great Park, leading towards Windsor Castle



Coworth Park, Ascot



The Fat Duck, Bray



The Lexicon, Bracknell





The Cascade in Virginia Water



The Savill Garden in Windsor Great Park, Windsor

A spectacular setting with royal approval



Situated in the heart of Berkshire's loveliest countryside, around 25 miles west of London, Ascot is surrounded by outstanding natural beauty.

With its leafy avenues and protected green spaces, bustling high street lined with a mix of shops and services, relaxed cafés, pubs and restaurants and – not forgetting its proximity to Windsor and effortless commute into London Waterloo – it combines all the pleasures of living in Royal Berkshire with easy access to the city.

Windsor Great Park, Virginia Water and The Savill Garden provide perfect opportunities for leisurely walks and recreation, while neighbouring Sunninghill and Sunningdale offer chic boutiques, delicatessens and dining options. Bracknell's stylish new shopping complex, The Lexicon – home to fashionable Fenwick and a 12 screen cinema – is within easy reach.

Across the Great Park, luxury brands and high street names are Windsor's speciality, where you can explore, eat out and be entertained within the shadow of the historical Windsor Castle. For special occasions, the magnificent Coworth Park is on the doorstep, with a choice of multiple Michelin star establishments within a ten mile radius.

Ascot has excellent transport links by road, rail and air. The M4, M3 and M25 are all easily accessible, while Ascot train station – a comfortable walk from Birchcroft – offers regular services to Reading, Guildford and London Waterloo (the journey takes 54 minutes). Air travel is equally convenient, with Gatwick less than an hour in good traffic and Heathrow less than 12 miles away.

*Ascot is in a location that is as close to
perfection as possible.*

Timings are approximate, sources: nationalrail.co.uk and google.co.uk/maps



From the high-octane glamour of the spectators to the edge-of-your-seat excitement on the course, a day out at Royal Ascot offers an exhilarating experience.



Wentworth Golf Club – PGA Championship

Enjoy the best seat in the house

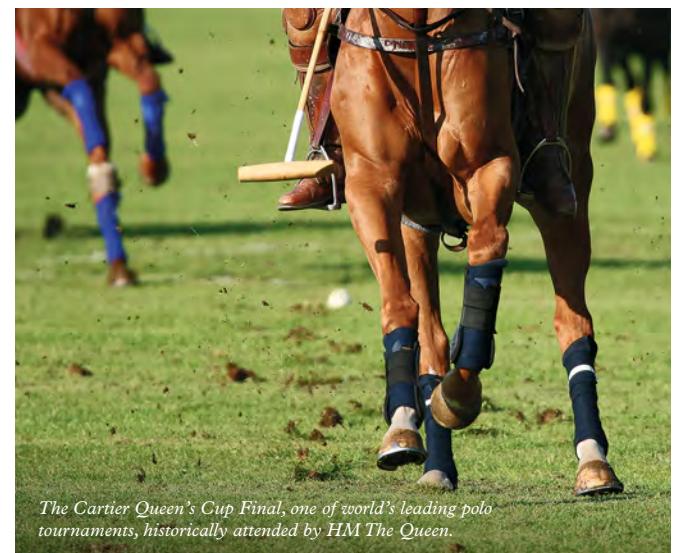


Royal Ascot is undoubtedly the highlight of the season, welcoming the royal family – along with 300,000 other race-goers – to the internationally renowned meeting that dates back to 1711. But either side of mid-June, the area hosts a raft of other celebrations, with a calendar of social and sporting events that never fails to impress.

From the Royal Windsor Horse Show in early May to the Henley Royal Regatta in July – not forgetting the glittering tournaments at Guards Polo Club in Windsor Great Park – there are plenty of opportunities to rub shoulders with VIPs. While the BMW PGA Championship held at Wentworth moves to September from 2019, there is a succession of contests nearby at Sunningdale and The Berkshire golf clubs. In addition, Ascot's location places events such as The Boat Race, Wimbledon, Queen's and Goodwood, to name but a few, all within easy reach.



Henley Royal Regatta



The Cartier Queen's Cup Final, one of world's leading polo tournaments, historically attended by HM The Queen.

The local area

All journey times are by driving.



Green areas

- 1** Englemere Pond
7 minutes
- 2** Cranbourne Park
10 minutes
- 3** Virginia Water Lake
9 minutes
- 4** Windsor Great Park
9 minutes
- 5** The Long Walk
14 minutes
- 6** The Valley Gardens
16 minutes
- 7** The Savill Garden
16 minutes

Restaurants

- 8** Fego Restaurant
5 minutes
- 9** The Duke
5 minutes
- 10** Bluebells Restaurant
7 minutes
- 11** The Thatched Tavern
6 minutes
- 12** La Cloche
4 minutes
- 13** Piccolino
9 minutes
- 14** Coworth Park
11 minutes
- 15** Pennyhill Park
11 minutes

Shopping

- 16** Ascot High Street
4 minutes
- 17** Waitrose, Sunningdale
5 minutes
- 18** The Lexicon
12 minutes
- 19** Windsor High Street
18 minutes

Train stations

- 20** Ascot Train Station
4 minutes
- 21** Sunningdale Train Station
6 minutes
- 22** Bracknell Train Station
12 minutes

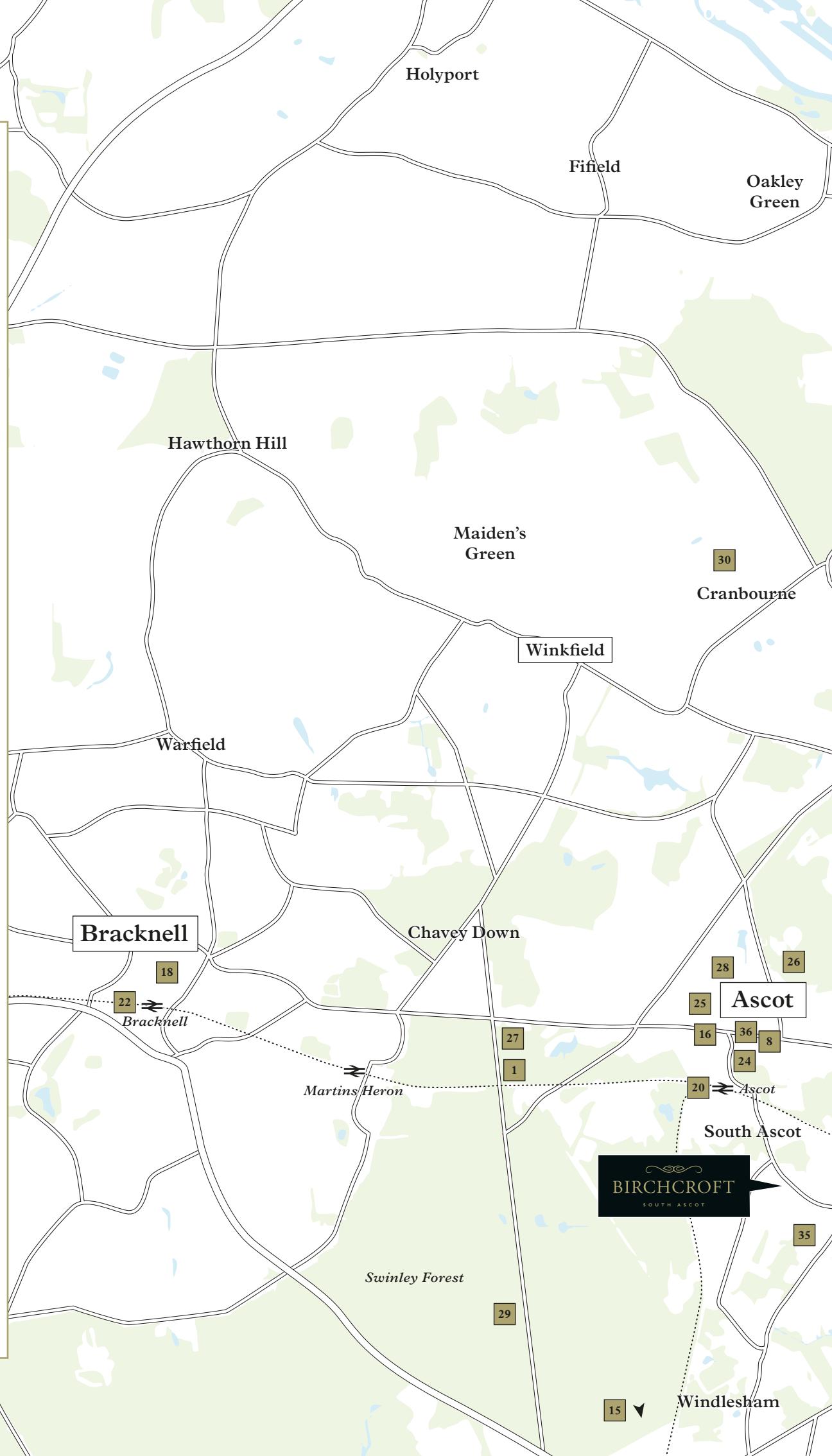
Sports

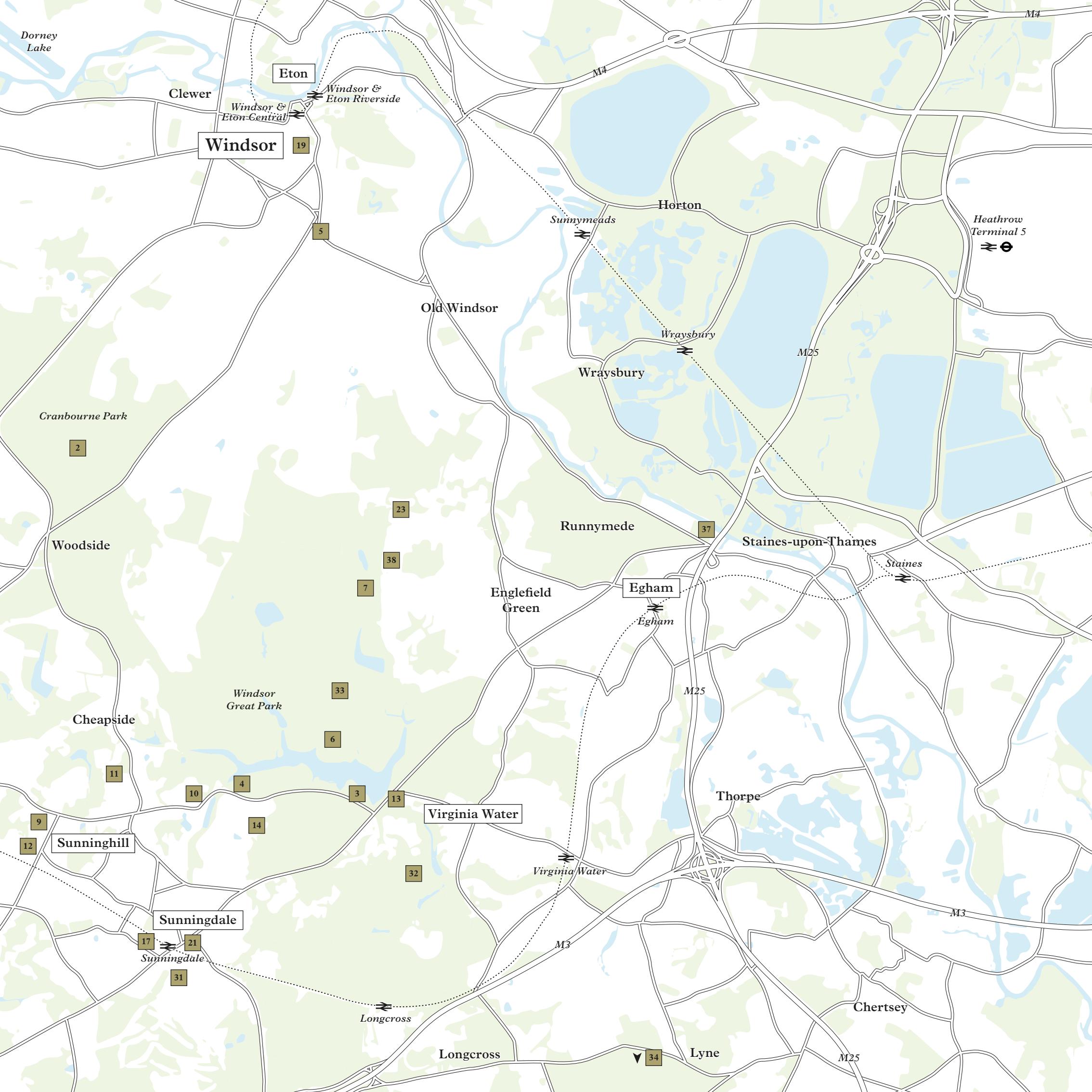
- 23** Tally Ho Stables
16 minutes
- 24** Royal Ascot Tennis Club
4 minutes
- 25** Ascot Racecourse
4 minutes
- 26** Royal Ascot Golf Course
7 minutes
- 27** Lavender Park Golf Centre
7 minutes
- 28** Royal Ascot Cricket Club
9 minutes
- 29** The Berkshire Golf Club
8 minutes
- 30** La Brava Polo
12 minutes
- 31** Sunningdale Golf Club
7 minutes
- 32** Wentworth Golf Club
12 minutes
- 33** Guards Polo Club
14 minutes
- 34** Foxhills Club and Resort
18 minutes

Spa

- 35** Macdonald Berystede Hotel & Spa
2 minutes
- 36** Aura Spa
5 minutes
- 37** The Runnymede on Thames Hotel and Spa
16 minutes
- 38** Savill Court Hotel and Spa
16 minutes

Map not to scale. Timings are approximate, source: google.co.uk/maps





Dorney Lake

Clewer

Eton

Windsor & Eton Riverside

Windsor

19

Windsor & Eton Central

M4

M4

Horton

Sunnymeads

Heathrow Terminal 5



Old Windsor

Wraysbury

Wraysbury

M25

Cranbourne Park

2

Woodside

Runnymede

Staines-upon-Thames

Staines

Englefield Green

Egham

Egham

M25

Cheapside

Windsor Great Park

33

6

7

38

23

Thorpe

Virginia Water

Virginia Water

M3

M3

Sunninghill

Sunningdale

Sunningdale

Longcross

Longcross

Lyne

Chertsey

M25

34

9

12

11

10

4

14

3

13

32

17

31

21



The Apartments

A collection of 12 exquisite 2 and 3 bedroom residences offering a versatile range of living spaces including one duplex apartment and two stunning penthouses. The sumptuous, opulent feel of each home perfectly symbolises the modern, luxury lifestyle that Birchcroft represents.



2 Bedrooms No.1 Apartment

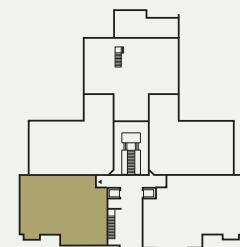
Ground Floor | 1,600 total sq ft



Living/Dining Area	7.48m x 6.17m	24' 7" x 20' 3"
Kitchen	3.89m x 2.75m	12' 9" x 9' 0"
Master Bedroom	5.08m x 4.22m	16' 8" x 13' 10"
Bedroom 2	6.10m* x 3.70m	20' 0"* x 12' 2"
Total Area	148 sq m	1,600 sq ft

W – Wardrobe C – Cupboard PR – Planroom

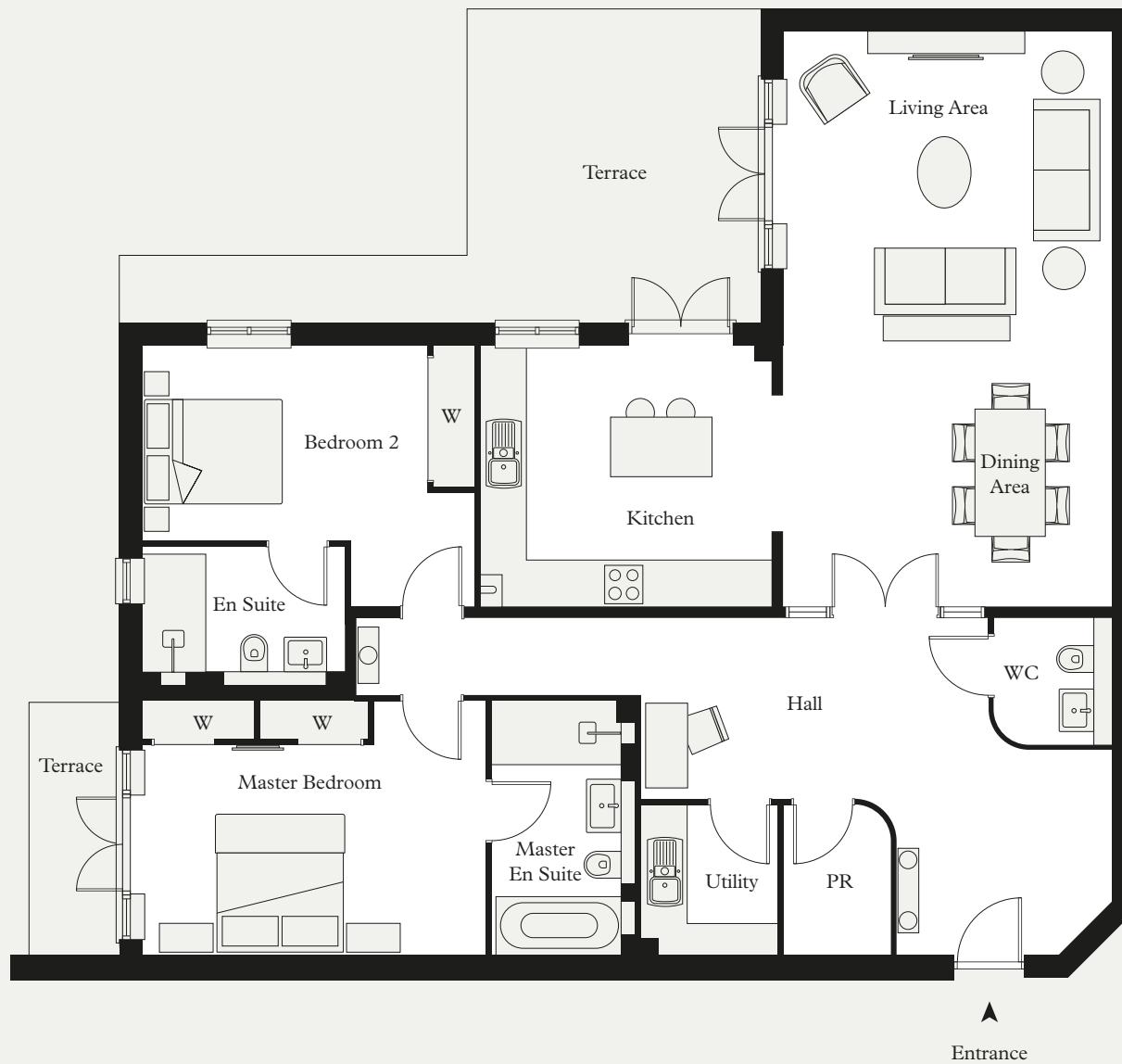
*Denotes maximum measurement. Floor plans are for approximate measurements only and may not be proportionally scaled to other floor plans shown in this brochure. Dimensions are not intended to be used for items of furniture. Total sq ft has been supplied in line with RICS GLA area guidance.



Ground Floor

2 Bedrooms No.2 Apartment

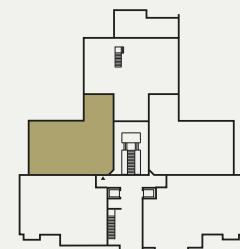
Ground Floor | 1,512 total sq ft



Living/Dining Area	8.18m x 4.67m	26' 10" x 15' 4"
Kitchen	4.13m x 3.71m	13' 7" x 12' 2"
Master Bedroom	4.90m x 2.96m	16' 1" x 9' 9"
Bedroom 2	4.74m x 2.77m	15' 7" x 9' 1"
Total Area	140 sq m	1,512 sq ft

W – Wardrobe PR – Plantroom

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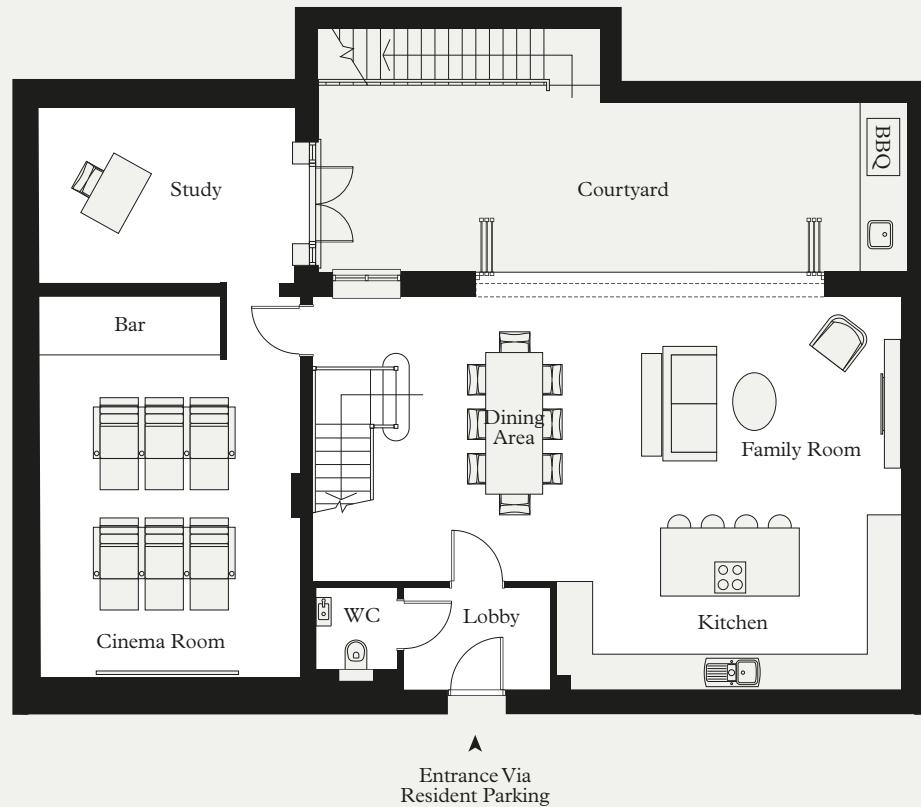


Ground Floor

3 Bedrooms No.3 Duplex Apartment

Lower Ground Floor & Ground Floor | 2,981 total sq ft

Lower Ground Floor



Ground Floor



Ground Floor

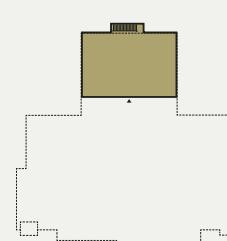
Living Area	8.84m x 4.75m*	29' 0" x 15' 7"*
Master Bedroom	5.47m x 4.65m	18' 0" x 15' 3"
Bedroom 2	4.07m x 3.42m	13' 5" x 11' 3"
Bedroom 3	5.43m x 3.45m	17' 10" x 11' 4"
Total Area	157 sq m	1,691 sq ft

Lower Ground Floor

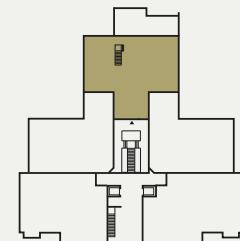
Family Room/Dining Area	10.37m x 5.00m	34' 1" x 16' 5"
Kitchen	6.07m x 1.91m	19' 11" x 6' 3"
Cinema Room	6.72m x 4.55m	22' 1" x 14' 11"
Study	4.47m x 3.07m	14' 8" x 10' 1"
Total Area	119 sq m	1,290 sq ft

W - Wardrobe C - Cupboard PR - Plantroom

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Lower Ground Floor



Ground Floor

2 Bedrooms No.4 Apartment

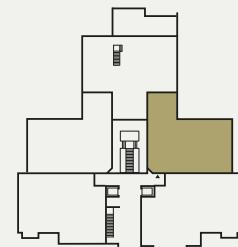
Ground Floor | 1,512 total sq ft



Living/Dining Area	8.18m x 4.67m	26' 10" x 15' 4"
Kitchen	4.13m x 3.71m	13' 7" x 12' 2"
Master Bedroom	4.90m x 2.96m	16' 1" x 9' 9"
Bedroom 2	4.74m x 2.77m	15' 7" x 9' 1"
Total Area	140 sq m	1,512 sq ft

W – Wardrobe C – Cupboard PR – Plantroom

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Ground Floor

3 Bedrooms No.5 Apartment

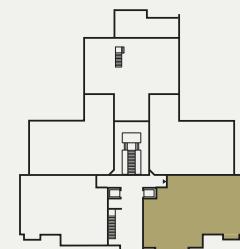
Ground Floor | 1,844 total sq ft



Living/Dining Area	9.63m x 5.13m	31' 8" x 16' 10"
Kitchen	4.22m x 2.61m	14' 6" x 8' 7"
Master Bedroom	5.08m x 4.22m	16' 8" x 13' 10"
Bedroom 2	6.10m* x 3.70m	20' 0"* x 12' 2"
Bedroom 3	3.89m x 2.79m	12' 9" x 9' 2"
Total Area	171 sq m	1,844 sq ft

W – Wardrobe C – Cupboard PR – Plantroom

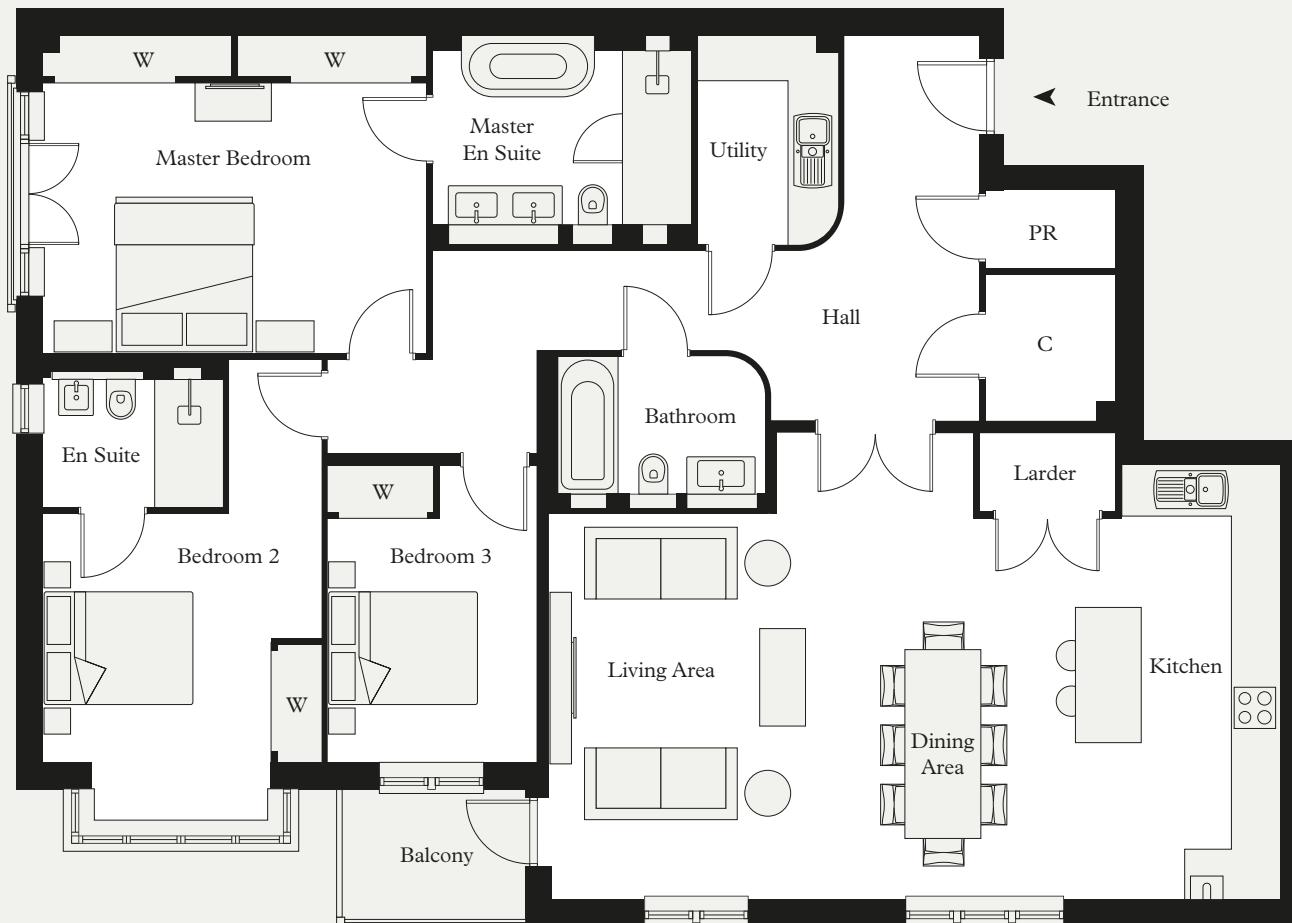
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Ground Floor

3 Bedrooms No.6 Apartment

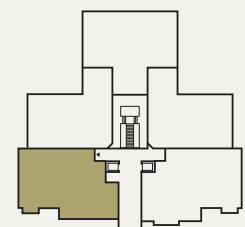
First Floor | 1,734 total sq ft



Living / Kitchen / Dining Area	9.63m x 5.71m	31' 8" x 18' 9"
Master Bedroom	5.08m x 4.22m	16' 8" x 13' 10"
Bedroom 2	6.10m* x 3.70m	20' 0"* x 12' 2"
Bedroom 3	3.89m x 2.75m	12' 9" x 9' 0"
Total Area	161 sq m	1,734 sq ft

W – Wardrobe C – Cupboard PR – Plantroom

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First Floor

2 Bedrooms No.7 Apartment

First Floor | 1,512 total sq ft

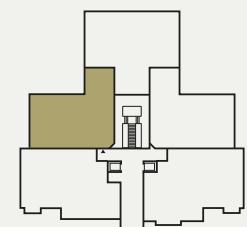


Entrance

Living/Dining Area	8.18m x 4.67m	26' 10" x 15' 4"
Kitchen	4.13m x 3.71m	13' 7" x 12' 2"
Master Bedroom	4.90m x 2.96m	16' 1" x 9' 9"
Bedroom 2	4.74m x 2.77m	15' 7" x 9' 1"
Total Area	140 sq m	1,512 sq ft

W – Wardrobe C – Cupboard PR – Plantroom

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First Floor

3 Bedrooms No.8 Apartment

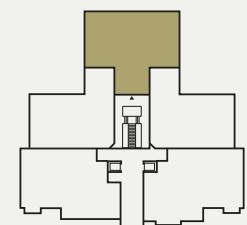
First Floor | 1,702 total sq ft



Living / Dining Area	6.40m x 4.75m	21' 0" x 15' 7"
Kitchen	4.75m x 2.59m	15' 7" x 8' 6"
Master Bedroom	4.75m* x 3.46m*	15' 7"* x 11' 5"*
Bedroom 2	5.57m x 4.28m	18' 3" x 14' 1"
Bedroom 3	3.47m x 3.42m	11' 4" x 11' 3"
Total Area	158 sq m	1,702 sq ft

W – Wardrobe C – Cupboard PR – Plantroom

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First Floor

2 Bedrooms No.9 Apartment

First Floor | 1,512 total sq ft

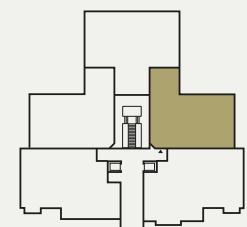


▲
Entrance

Living/Dining Area	8.18m x 4.67m	26' 10" x 15' 4"
Kitchen	4.13m x 3.71m	13' 7" x 12' 2"
Master Bedroom	4.90m x 2.96m	16' 1" x 9' 9"
Bedroom 2	4.74m x 2.77m	15' 7" x 9' 1"
Total Area	140 sq m	1,512 sq ft

W – Wardrobe C – Cupboard PR – Plantroom

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First Floor

3 Bedrooms No.10 Apartment

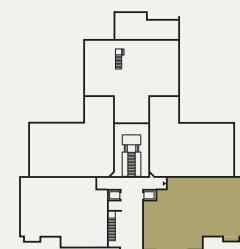
First Floor | 1,844 total sq ft



Living/Dining Area	9.63m x 5.13m	31' 8" x 16' 10"
Kitchen	4.22m x 2.61m	14' 6" x 8' 7"
Master Bedroom	5.08m x 4.22m	16' 8" x 13' 10"
Bedroom 2	6.10m* x 3.70m	20' 0"* x 12' 2"
Bedroom 3	3.89m x 2.79m	12' 9" x 9' 2"
Total Area	171 sq m	1,844 sq ft

W – Wardrobe C – Cupboard PR – Plantroom

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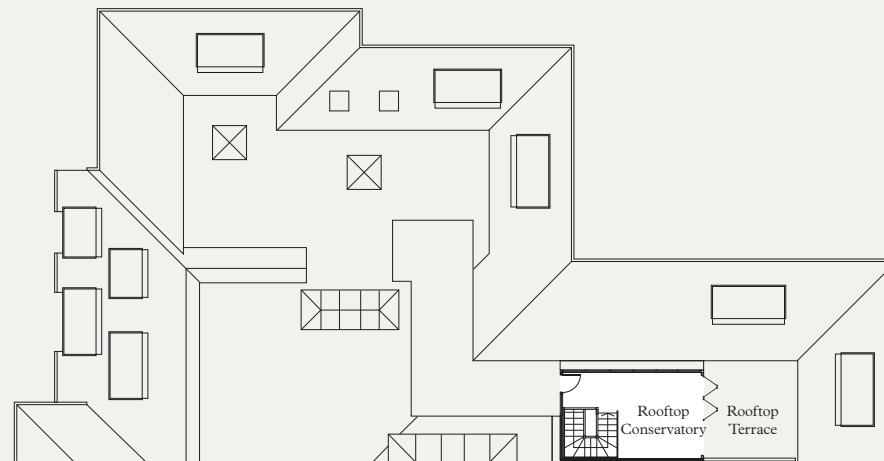


First Floor

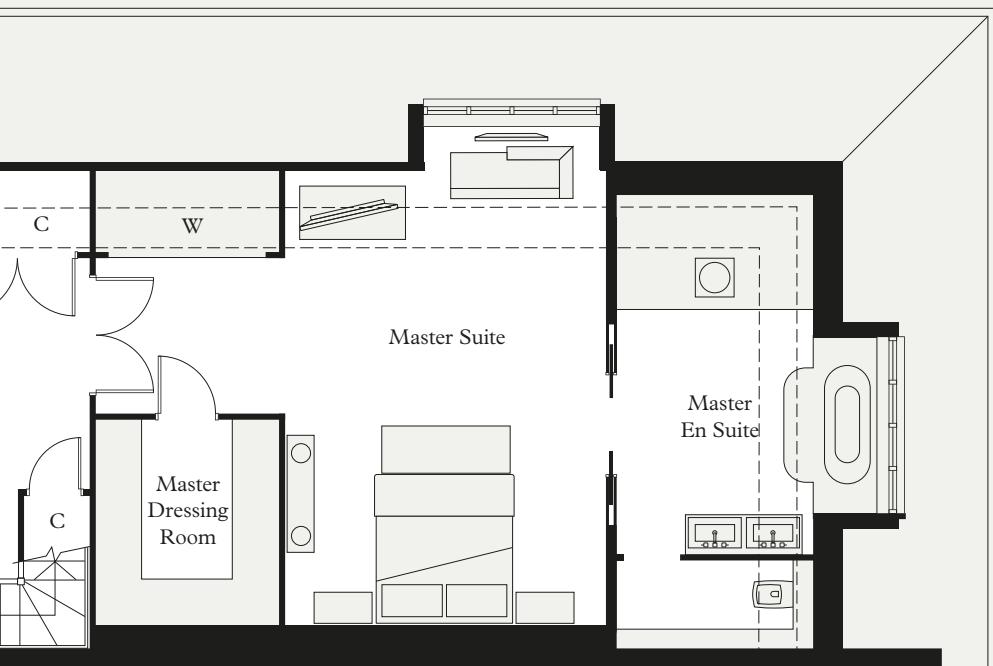
3 Bedrooms
No.11 Penthouse

Second Floor | 3,639 total sq ft





Rooftop Terrace

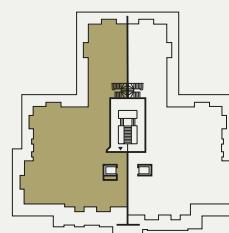


Second Floor

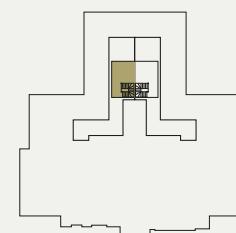
Lounge	7.07m x 6.62m	23' 3" x 21' 9"
Kitchen	6.31m x 4.13m	20' 9" x 13' 7"
Dining Area	5.27m x 3.47m	17' 4" x 11' 5"
Master Suite	6.73m* x 6.01m	22' 1"* x 19' 9"
Master Dressing Room	2.70m x 2.40m	8' 11" x 7' 11"
Bedroom 2	5.11m x 4.77m	16' 9" x 15' 8"
Bedroom 3	5.27m x 3.27m	17' 4" x 10' 9"
Rooftop Conservatory	5.89m x 3.63m	19' 4" x 11' 11"
Total Area	338 sq m	3,639 sq ft

W – Wardrobe C – Cupboard PR – Plantroom

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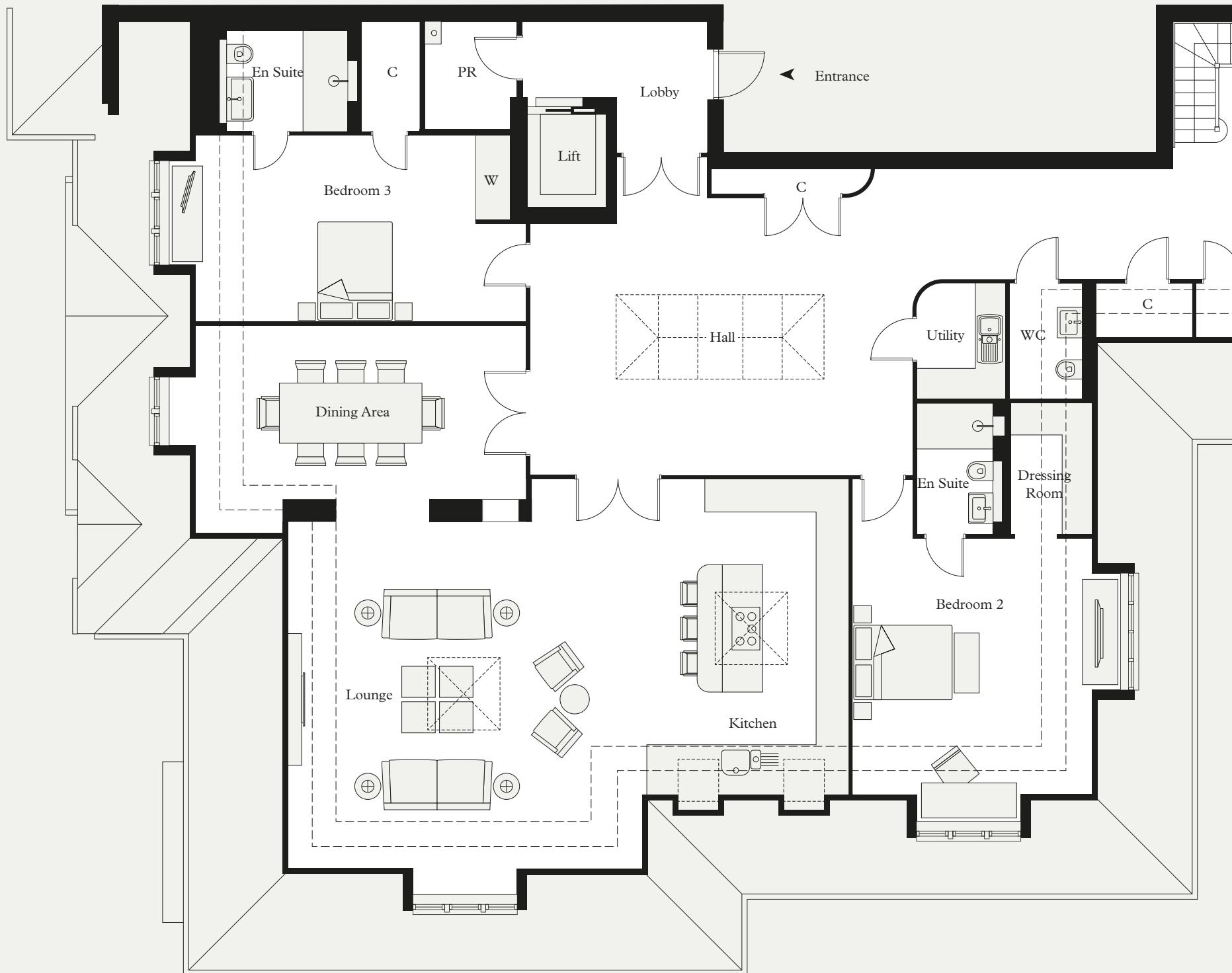
Second Floor

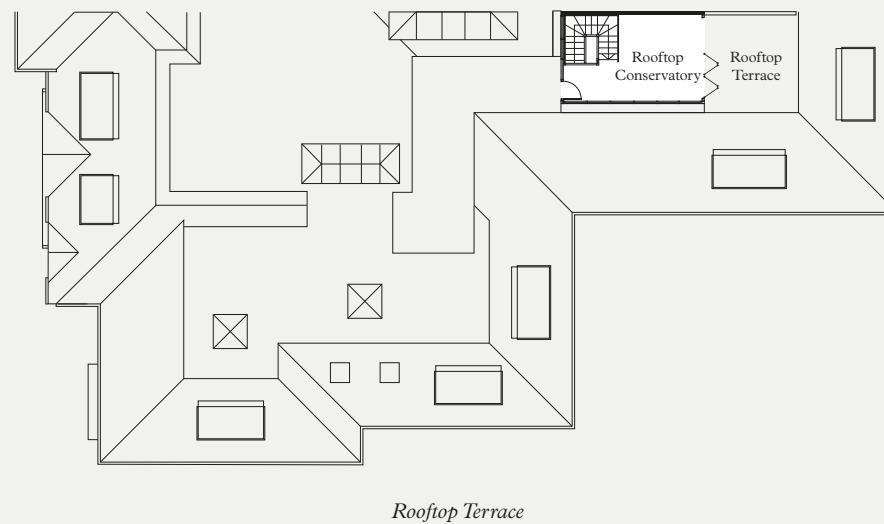
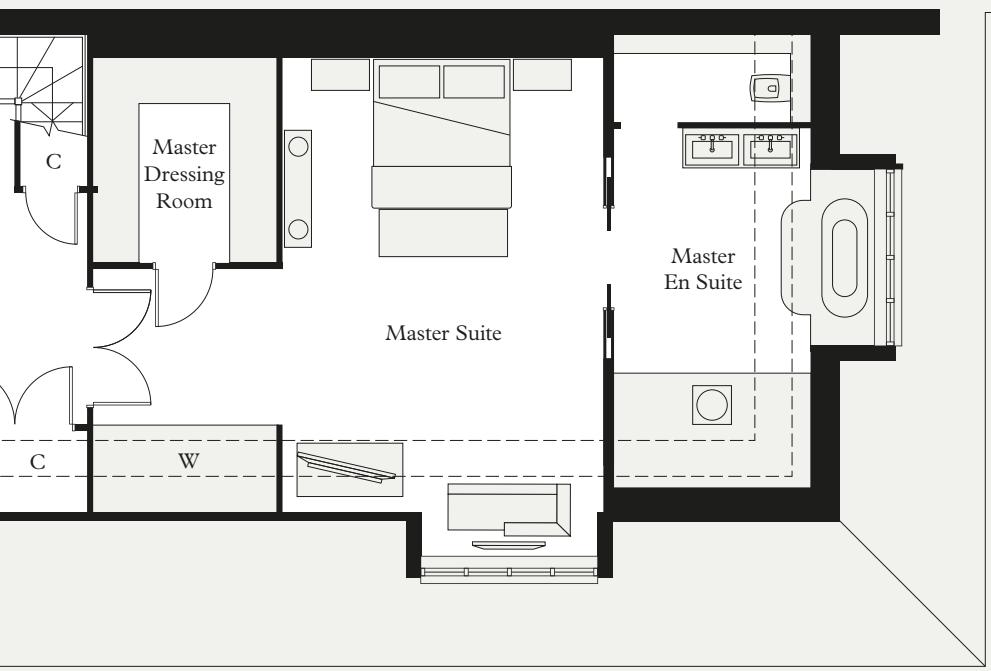


Rooftop

3 Bedrooms
No.12 Penthouse

Second Floor | 3,806 total sq ft



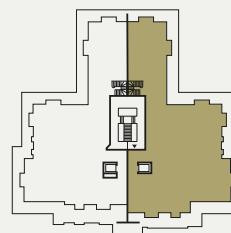


Second Floor

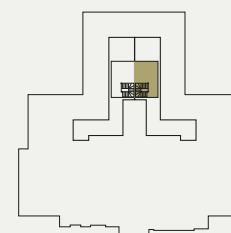
Lounge	7.07m x 6.62m	23' 3" x 21' 9"
Kitchen	6.31m x 4.13m	20' 9" x 13' 7"
Dining Area	6.59m x 3.47m	21' 8" x 11' 5"
Master Suite	6.73m* x 6.01m	22' 1"* x 19' 9"
Master Dressing Room	2.70m x 2.40m	8' 11" x 7' 11"
Bedroom 2	5.11m x 4.77m	16' 9" x 15' 8"
Bedroom 3	6.59m x 3.27m	21' 8" x 10' 9"
Rooftop Conservatory	5.89m x 3.63m	19' 4" x 11' 11"
Total Area	353 sq m	3,806 sq ft

W – Wardrobe C – Cupboard PR – Plantroom

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Second Floor



Rooftop



Brockenhurst Road



Computer Generated Image is indicative only.

Resident Parking

Lower Ground Floor



Accessed down the heated ramp through a secondary gated entrance, with lift access into the apartment building, the underground parking area provides each apartment with two allocated private car parking spaces, a private lockable storage area and access to electric car charging points.





At Birchcroft, a superb specification effortlessly elevates day-to-day living to the extraordinary



KITCHEN

- Fully fitted bespoke oak kitchen with polished Unistone worktops with upstand and splashbacks
- Soft-close doors and drawers with polished chrome Victorian knob and Henrietta cup handle
- Stainless steel under-mounted sink with chrome Quooker mixer tap with boiling water facility
- Miele oven and integrated microwave combination oven
- Miele induction hob and integrated extraction
- Miele wine chiller and integrated fridge / freezer
- Miele integrated dishwasher
- Under unit wall lights and sockets with pop up sockets to island countertops where applicable

HEATING, ELECTRICAL AND LIGHTING

- Underfloor heating throughout
- Dimmer switches to kitchen / living / dining area and master bedroom
- Downlights to all rooms. LED lighting, 5 amp switches, USB points
- BT points to kitchen / living / dining area (where applicable) and master bedroom
- Wired for Sky Q
- Wall mounted exterior lantern to balconies / terraces
- Air conditioning
- Heat recovery ventilation system

UTILITY

- Polished Unistone worktop with upstand and splashback
- Stainless steel under-mounted single sink with chrome tap
- Miele washing machine
- Miele condenser tumble dryer
- Miele integrated freezer

BATHROOM AND EN SUITES

- Porcelanosa or Artelinea wall hung vanity units
- Villeroy & Boch white sanitary ware with chrome accessories
- Villeroy & Boch rain showers and hand shower sets
- Bette GmbH & Co porcelain baths
- Ceramic and porcelain wall and floor tiling by Minoli, Caesarstone or Porcelanosa

INTERIOR FINISHES

- Matt paint finish to all rooms
- Satin paint finish to internal joinery
- Painted internal doors
- Polished chrome door furniture, Hamilton stainless steel and chrome light switches and sockets
- Cornice and coffered ceiling features
- Ceramic and porcelain tiling to all bathrooms
- Karndean flooring to entrance hall, dining room and living area
- Carpet to all bedrooms

SECURITY

- Video entry handset to each apartment
- High security front entrance door with multi-point locking system
- LD1 fire alarm system
- Pre-wired for CCTV
- Internal alarm with sensors to hall, drawing room, study (where applicable) dining / kitchen / living area and bedrooms
- Electric entry gate to front entrance
- Security gate to underground parking

COMMUNAL

- Underground car parking with lift access into apartments building
- Car charging points for residents
- Bin storage area
- Post boxes area
- Gardens with computerised irrigation system
- Visitors parking with fast charge electric point
- Allocated storage units with lighting and power
- Heated ramp to car park and pedestrian pathway to front entrance



Homes to exceed every expectation



When it comes to buying a new home, you want the very best. A property where every element, every nuance, every detail has been deliberated over, ensuring that nothing is left to chance and no corners are cut. Where foresight, vision and integrity are evident throughout – creating a home that you fall in love with and never want to leave.

With passion for unsurpassed excellence, from the most sought after locations to uncompromising craftsmanship and life-enhancing technology, Brockenhurst Homes create homes that will exceed your expectations.

Timeless architecture, harmonious landscaping, inspirational interiors and an incomparable specification are enhanced by an attention to detail that has never before been seen within this arena.

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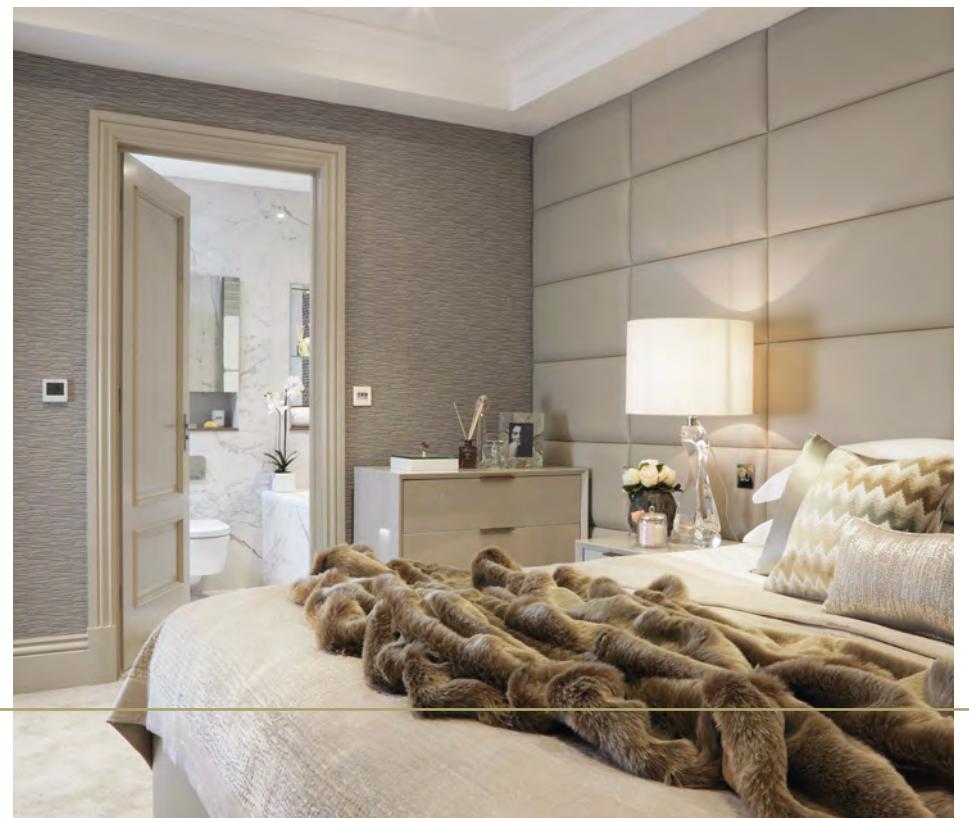
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Best Apartment UK



Best Apartment Scheme





Create the home of your dreams at Birchcroft, with Alexander James Interior Design



Brockenhurst Homes are delighted to announce that Alexander James Interiors offer their clients at Birchcroft a bespoke, turnkey design service.

Your Journey

Your journey begins with a free consultation with one of our experienced interior designers to discuss your home and design requirements.

After the initial consultation, a returnable commitment fee is required to enable us to begin crafting your personalised design scheme. No other design fees will be chargeable.

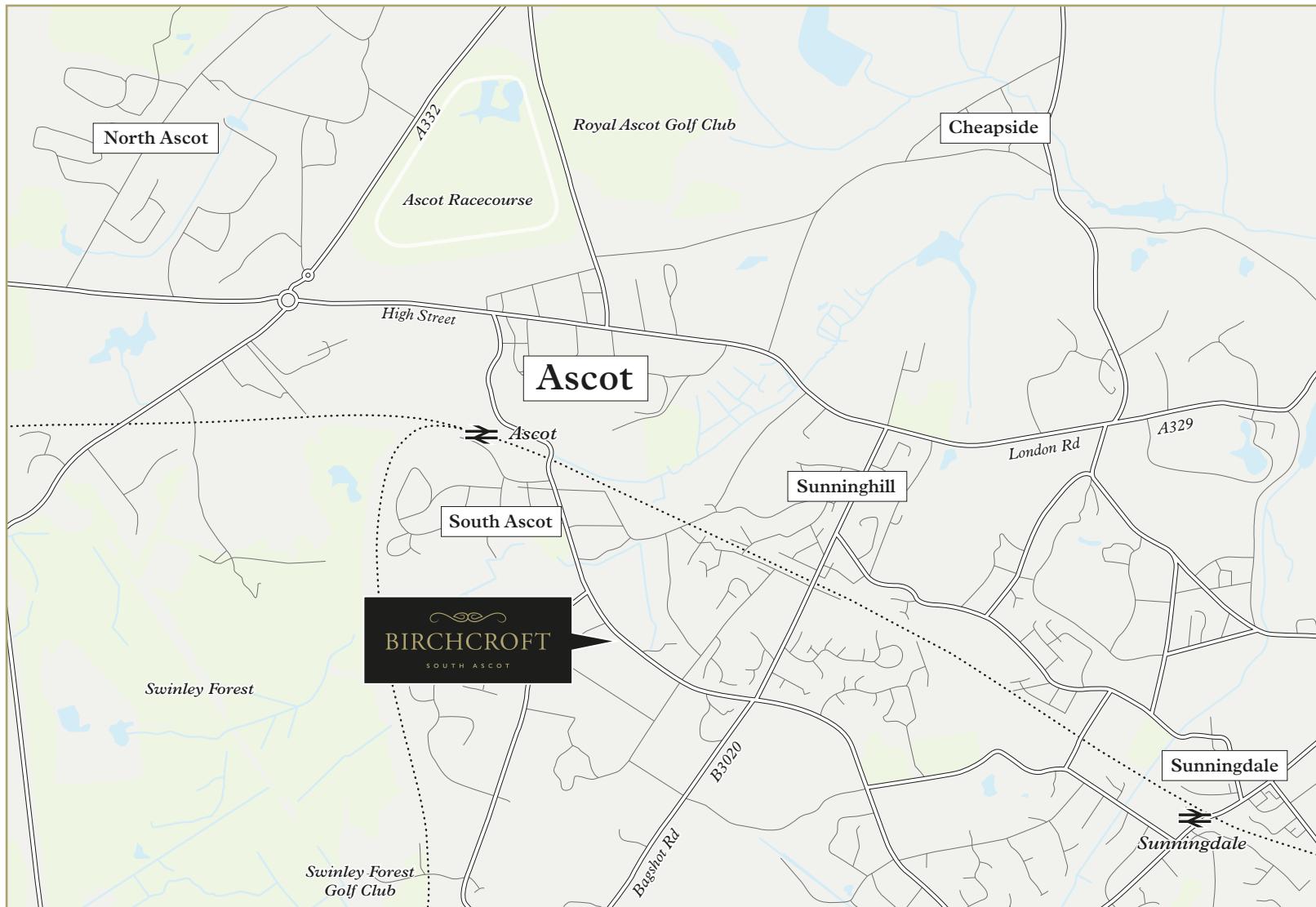
Throughout this process we will discuss ideas and finalise concepts with you for each area. You will then be invited to the Alexander James showrooms where we will present our design proposals to you.

To make your design experience as enjoyable and stress-free as possible, we have a highly trained, in-house installations team, ensuring the installation process is completed seamlessly, at a time most convenient for you.

Voted World's Top 100 Interior Designer

Andrew Martin Review 2016, 2017, 2018





Birchcroft, South Ascot, Berkshire SL5 9HA



To register your interest or for more information, please contact the sales agent on:

01344 987 874

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