



Bowood

Brockenhurst Road, Ascot, Berkshire



BNP PARIBAS GROUP

Set behind secure private gates, a superb family residence located in one of Ascot's most prestigious areas

An impressive and substantial property showcasing a beautifully designed interior and outstanding attention to detail throughout. This exceptional home is complemented by a landscaped garden featuring an expansive terrace and outdoor swimming pool – perfect for both relaxing and entertaining



3 RECEPTION ROOMS



6 BEDROOMS



5 BATHROOMS



DOUBLE GARAGE



LANDSCAPED GARDENS WITH POOL



FREEHOLD



TOWN



6,458 SQ FT



**GUIDE PRICE
£3,495,000**



The property

An elegant galleried reception hall featuring a sweeping staircase sets the tone upon entering the property. Sleek, polished tile flooring enhances the sense of space and light and extends through to the impressive open-plan kitchen/breakfast/dining room, creating a smooth continuous transition. Double doors open into the formal sitting room with its contemporary fireplace and French doors opening out to the rear garden, while a front-facing study may also be accessed from the hall..

The striking open-plan, fully integrated kitchen and breakfast room forms the heart of the home, seamlessly connecting to both the bright and spacious seating and dining areas. Bi-fold and French doors open the room out to a full-width rear sun terrace overlooking the pool area, creating ideal relaxation and entertaining space. The ground floor further comprises a utility room with its own outside access, and a guest cloakroom.

The first floor features a generous galleried landing leading to an exceptional principal suite with sitting room, dressing room, and a luxurious en suite bathroom. Three additional double bedrooms, all with private en suites, ensure both comfort and privacy.

The upper floor presents a flexible layout with an additional bedroom, dressing room, shower room, and a generous games room that can also serve as a sixth bedroom.

Outside

The property is accessed via electric gates leading onto a brick-paved driveway, offering ample parking for multiple vehicles and access to the stylish double garage that stands apart from the main house. Situated above the garage is ancillary accommodation in the form of an office/studio and separate WC.



Outside

At the rear, the garden is a standout feature, boasting a generous terrace perfect for al fresco dining and entertaining. The remainder of the garden is predominantly lawn, accented by flower and shrub borders, and including an outdoor swimming pool, set within a paved surround and complemented by the outdoor lighting.

Location

Brockenhurst Road is a well-regarded road in Ascot, a prestigious town in a highly desirable and well connected area, known for its world-famous racecourse. The area has a rural and leafy feel yet is perfectly positioned for easy access to the motorway network and rail services. Ascot itself has a small bustling High Street with many of the amenities required for day-to-day living, including a variety of shops and a good choice of pubs, bars and restaurants. There is a Waitrose store in nearby Sunningdale, whilst the towns of Windsor, Camberley and Reading provide a further more extensive range of amenities.

Leisure and sporting facilities are plentiful and of excellent quality in the surrounding area, with Windsor Great Park nearby, and the renowned Wentworth and Sunningdale golf clubs close at hand. Excellent spa facilities are available at The Berystede, Pennyhill Park, Coworth Park, Wentworth and Foxhills.

For the commuter, rail links to London (Waterloo) are available from Sunningdale and Ascot and the property is well placed for the motorway network with the M3, M25 and M4 providing links to Central London, the West Country, Heathrow and Gatwick Airports.

The area is also fortunate to have some excellent schools, in both the state and independent sectors.



Distances

- M3 (Jct 3) 3.8 miles
- Ascot High Street 1.2 mile
- Sunningdale 2 miles
- Virginia Water 4.6 miles
- Windsor 7.8 miles

Key Locations

- Ascot Racecourse
- Wentworth Golf Club
- Savill Garden
- Virginia Water Lake
- Windsor Castle
- Windsor Great Park
- Windsor Racecourse
- Legoland Windsor Resort
- Runnymede (Magna Carta Memorial)

Nearby Schools

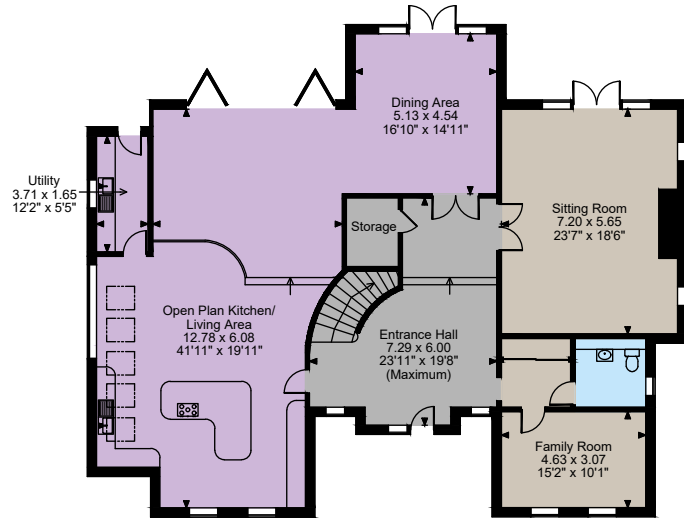
- Papplewick, Ascot
- LVS Ascot

- Heathfield, Ascot
- St George's, Ascot
- St. Mary's, Ascot
- The Marist School, Ascot
- Charters School, Sunningdale
- Coworth Flexlands School, Chobham
- Woodcote House, Windlesham,
- Lambrook School, Winkfield Row
- Wellington College, Crowthorne
- Eton College
- ACS International School, Egham
- American International School (TASIS) , Thorpe

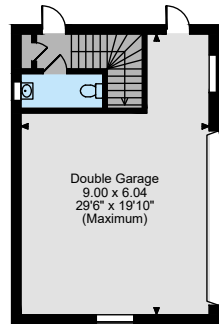
Nearby Stations

- Ascot
- Sunningdale
- Martins Heron Station
- Bracknell Station

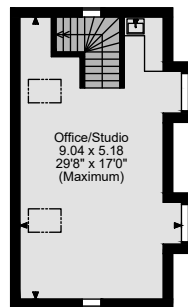




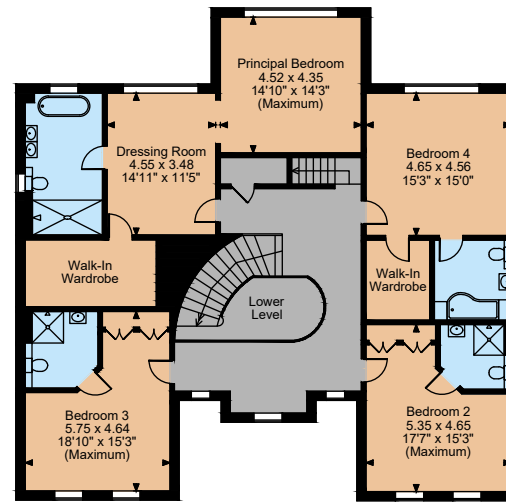
Ground Floor



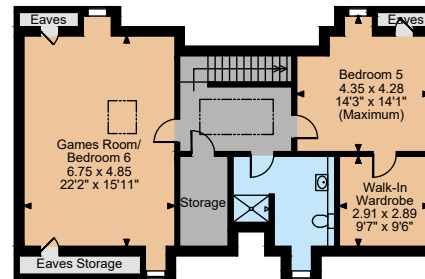
Garage Ground Floor



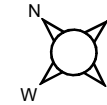
Garage First Floor



First Floor



Second Floor



Floorplans

House internal area 5,228 sq ft (486 sq m)

Garage building internal area 1,011 sq ft (94 sq m)

Total internal area 6,458 sq ft (600 sq m)

For identification purposes only.

Directions

Post Code: SL5 9HB

what3words: ///tamed.wiped.motel

General

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

Services: Mains electricity, gas, water and drainage.
Air source heat pump.

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

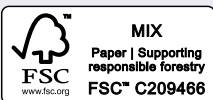
Council Tax: Band G

EPC Rating: C

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

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