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HIGHVELD

ASCOT

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## ASCOT

A BOUTIQUE COLLECTION OF SIX  
LUXURIOUSLY CRAFTED TWO AND  
THREE BEDROOM HOMES

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Modern Living. Timeless Address. Rare Opportunity. Loved for its beauty and tranquillity, Coronation Road has long been a destination for those seeking refined residential living. Highveld builds on this legacy, preserving what has always made the road unique while elevating the living experience with contemporary architecture, exceptional craftsmanship and an intimacy rarely found in new developments.

Highveld is a boutique collection of six luxury apartments: four spacious three-bedroom homes and two elegant two-bedroom residences. Brand new and impeccably finished, it brings a new level of refinement to a road where quality has always mattered.

For long-standing residents, Highveld offers a new way to remain part of the community they love. For newcomers, it represents modern living in a location that has inspired loyalty for decades.





TRANQUIL SETTING

TRANQUIL SETTING





Close to the heart of Ascot, Highveld offers a rare blend of heritage, tranquillity, and modern convenience. Moments from Ascot's vibrant High Street, with its boutique shops, cafés, fine dining and everyday essentials, this address places you close to everything you need while still feeling wonderfully secluded.

The development is a short walk from the mainline station, with direct links to London Waterloo and Reading, making daily commutes and weekend escapes equally easy.

What truly defines this setting is the natural beauty and prestige that have made Ascot one of Berkshire's most sought-after postcodes for generations.

The area is surrounded by outstanding schools, championship golf courses, and miles of open parkland. Windsor Great Park is on your doorstep and Ascot Racecourse is down the road.

This is a lifestyle built on calm, green space, and effortless access to the things that make life worth living.

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#### SOCIAL EVENTS

Bringing the world to a place you call home. Living at Highveld puts you within touching distance of some of the world's most celebrated sporting and cultural traditions.

#### ASCOT RACES

A highlight of the global racing calendar, the legendary Royal Ascot offers spectacle, style and tradition.

#### GUARDS POLO CLUB

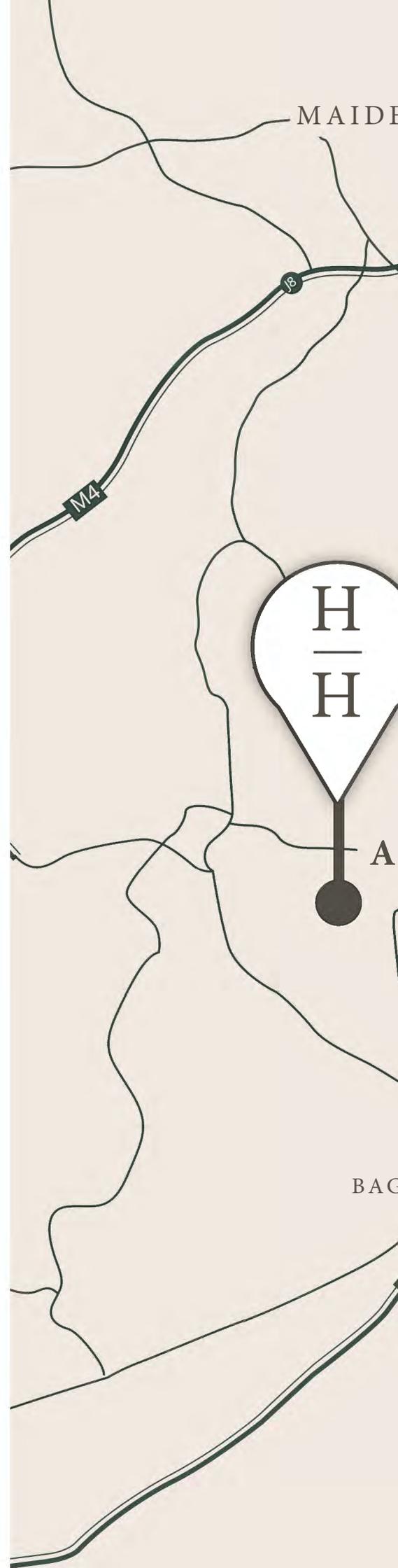
Europe's largest polo club, set against the backdrop of Windsor Great Park.

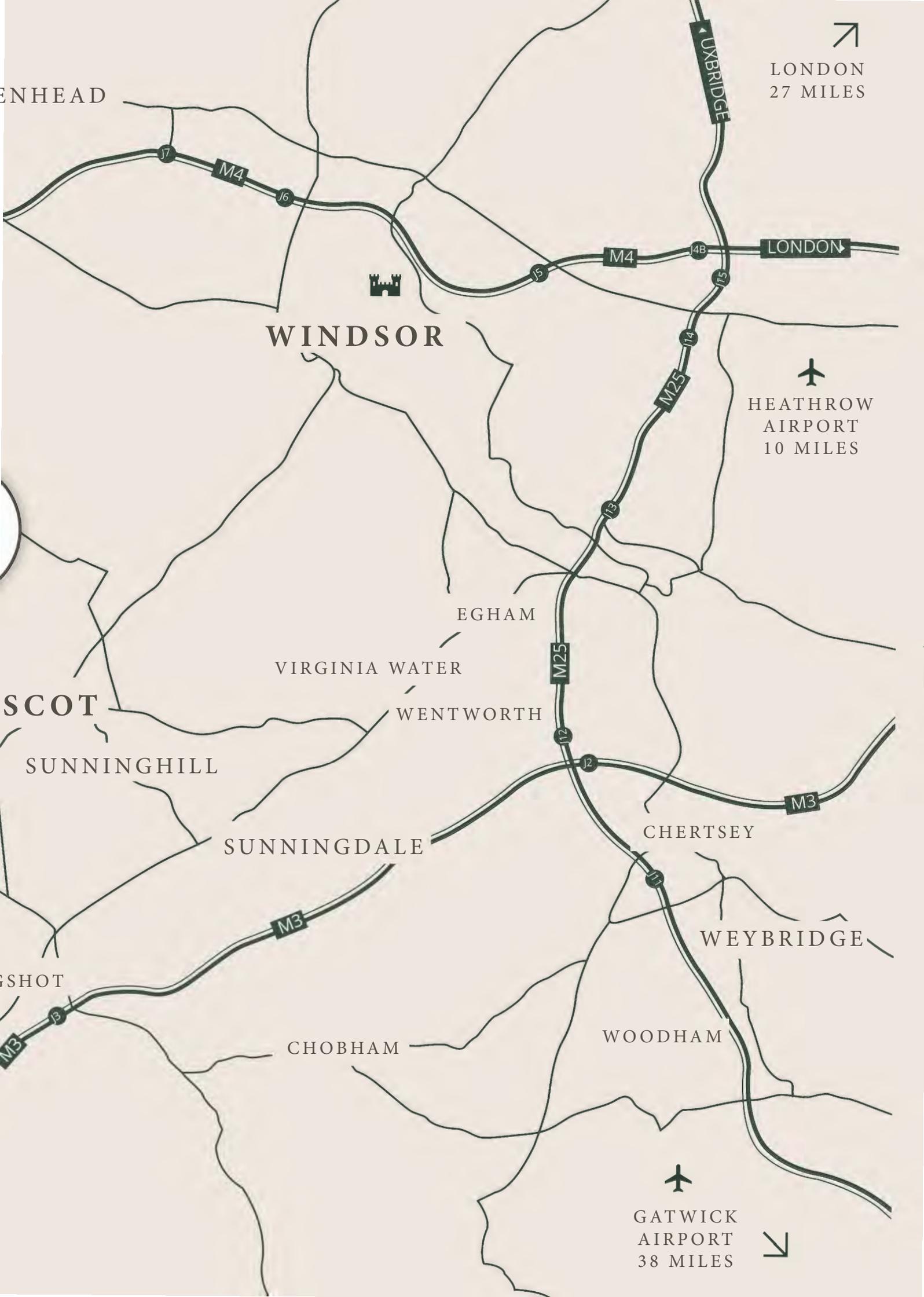
#### BMW PGA CHAMPIONSHIP

A marquee event on the PGA Tour, attracting renowned international players and offering days of exceptional competition.

#### HENLEY ROYAL REGATTA

A Thames-side tradition since 1839, few things in life are more quintessentially English than Henley.





ENHEAD

↑  
LONDON  
27 MILES

WINDSOR

✈  
HEATHROW  
AIRPORT  
10 MILES

EGHAM

VIRGINIA WATER

SCOT

WENTWORTH

SUNNINGHILL

SUNNINGDALE

CHERTSEY

WEYBRIDGE

SHOT

CHOBHAM

WOODHAM

✈  
GATWICK  
AIRPORT  
38 MILES



LOCAL LUXURIOUS LIFESTYLE





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A home that invites you to breathe, settle and belong  
Each home at Highveld has been designed to maximise  
space, light and comfort. Open-plan living areas  
Each property has been thoughtfully designed to  
maximise space and light, with open-plan living  
height bi-fold doors open onto private gardens or leafy  
bi-folding balconies, inviting the outside into daily life. garden  
Craftsmanship defines every room. Bespoke kitchens, stone  
worktops, integrated appliances, herringbone flooring,  
underfloor heating and discreet air-conditioning all working  
together to create effortless, year-round comfort.  
Security and convenience are built in, with gated entry,  
allocated parking or car ports, EV charging, lift access,  
CCTV and landscaped communal gardens. With a 10-year  
new-build warranty and share of freehold, Highveld delivers  
daily comfort together with lasting peace of mind  
and gardens, while upper floor apartments boast  
balconies with leafy outlooks. With a 10-year new  
build warranty and the added advantage of share  
of freehold, these homes combine peace of mind  
with long term security.



## LIVING SPACES BEAUTIFULLY SHAPED BY LIGHTING ADVANCED LIVING CRAFT AND CALM

Hughes's interiors are defined by a sense of calm and timeless elegance. Light, fresh colour palettes create an uplifting backdrop, while layered textures and carefully positioned lighting bring depth, warmth and character to each room. Mood lighting, automated shading and heating integration.

Mood lighting, automated shading and integrated comfort cooling and heating allow the home to adapt effortlessly from bright mornings to evening calm.











WHERE THE DAY UNFOLDS.  
 KITCHEN AND LIVING  
 WHERE LIGHT DOES THE WORK.

Exceptional living spaces have been crafted with a refined, contemporary aesthetic that feels both welcoming and effortlessly designed around real life. Morning light pours through the bi-folds, warming herringbone floors and stone surfaces. By evening, layered lighting brings depth and calm to every corner of the room. Thoughtfully designed lighting, ranging from multiple soft illuminations to subtle brass accents. Everything flows effortlessly from kitchen to dining, dining to living, and then outside to the garden or balcony. The home is equipped with advanced integrated technology, including automated comfort cooling and heating, discreet shading solutions. Bespoke kitchens with stone worktops and integrated Miele appliances. Underfloor heating. Air conditioning that adjusts itself. Automated shading that responds to the sun and technology that disappears so the space can breathe. Expansive glazing and bi-fold doors open directly onto the landscaped garden, creating a harmonious indoor-outdoor flow that transforms everyday living into something truly exceptional. This is a home that lives beautifully.



OUTDOOR SPACE





## PRIVATE GARDENS. MORNING COFFEE. YOUR OWN PIECE OF ASCOT.

Every home at Highveld opens onto something green.

Ground-floor apartments open onto private patios and gardens, all stone-paved, landscaped, and fenced for complete privacy. There's space to dine, lounge, and linger on slow mornings where birdsong is the only interruption.

Upper-floor apartments feature generous balconies with tree-lined views. There is space for furniture that lives outdoors all summer, evening drinks as the light fades, or Sunday afternoons lost in a book.

Residents also share a communal garden - professionally maintained, quietly beautiful, and always lush. These outdoor spaces do more than extend the home. They help define it.

OUTDOOR SPACE









## ARETREATNOTJUST A ROOM. THE PRIMARY SUITE IS

WHERE DAYS BEGIN QUIETLY AND END BLISSFULLY. The primary suite is a beautifully appointed retreat, offering both comfort and sophistication. Each suite features a beautifully appointed ensuite. Each space is generous and light-filled, with bespoke wardrobes and a marble-tiled, brass-accented ensuite that feels like your own private spa. This isn't just where you sleep. It's where you retreat. Close the door and leave the world outside. The primary suite combines privacy, elegance and practicality, creating a calm sanctuary to unwind at the end of each day.



## SECONDARY BEDROOM. YOUR OFFICE.

## YOUR DRESSING ROOM.

## YOUR SANCTUARY.

The second bedroom offers a calm and inviting atmosphere, thoughtfully designed to provide both comfort and convenience. A private en-suite bathroom, finished to a high standard, enhances the sense of independence and luxury within the space. The generously proportioned second bedroom is a proper suite in its own right, featuring bespoke wardrobes and a marble-tiled, beautifully finished en-suite. Bespoke fitted wardrobes deliver generous, well-organised storage while maintaining a clean and streamlined look. Well-proportioned and beautifully balanced, this bedroom provides an elegant and practical retreat for guests or family members. The room can become whatever you need it to be. A home office with space to think, a dressing room with storage that works, or a private retreat.

It's not your "other" bedroom. It's your second primary suite.





**LIGHT FROM TWO SIDES.  
CALM FROM EVERY ANGLE.**

The guest bedrooms are a bright and welcoming space defined by its clean lines and calming palette. Large windows on two sides allow natural light to pour in throughout the day, giving the room an airy, open feel while offering pleasant views of garden views. Soft neutrals, plush carpet underfoot. It's bright, welcoming and thoughtfully laid out. Nothing feels overcomplicated. Just a calm, well-proportioned room that does exactly what a guest bedroom should. Make every visitor feel at home. The room's simple, balanced layout creates a sense of ease and relaxation, making it an ideal sanctuary for visitors.





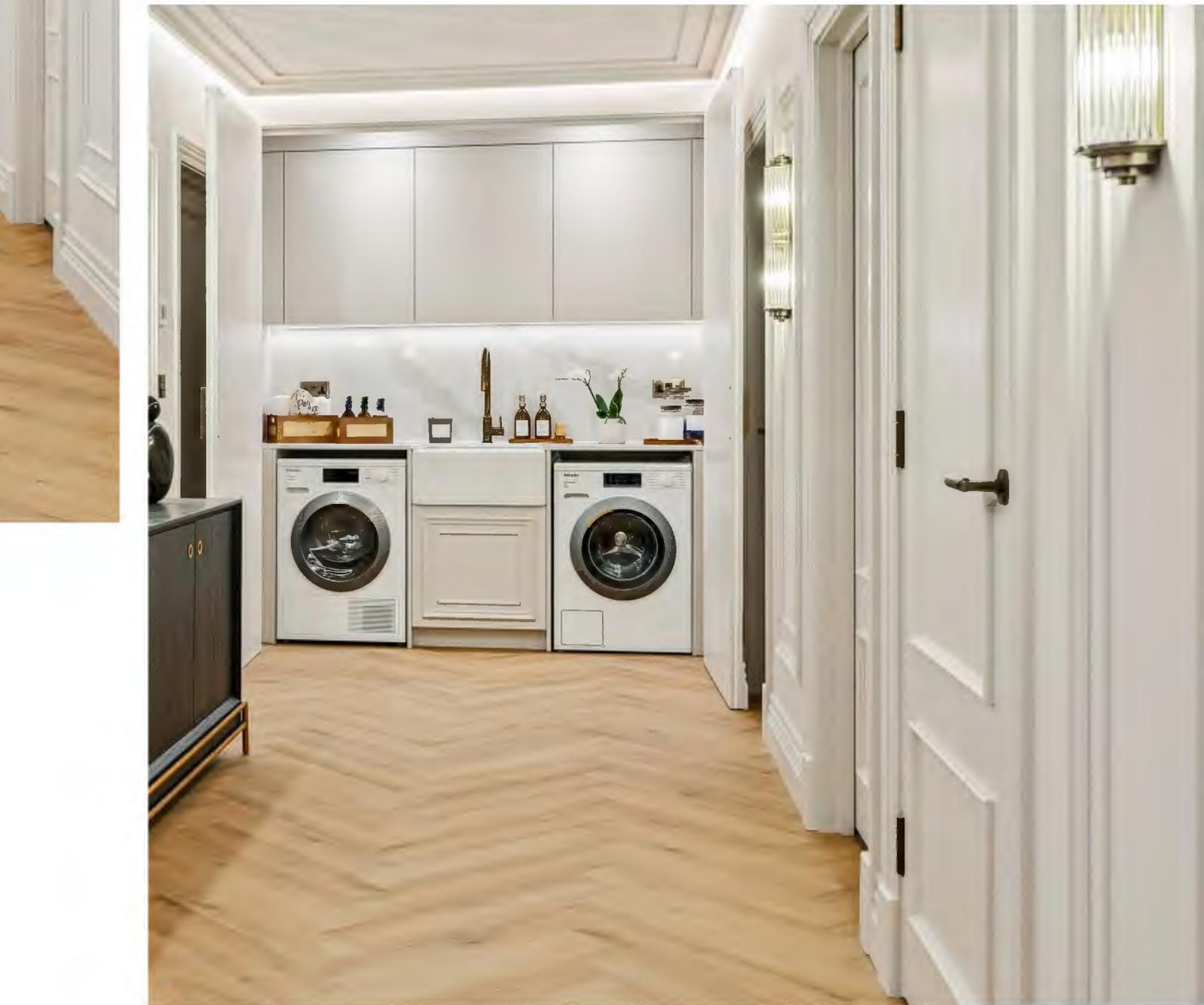






## WHERE FUNCTION MEETS FINISH.

The beautifully curated hallway and utility space blends refined detailing with contemporary elegance. Decorative wall panelling, herringbone oak underfoot, warm lighting and sculptural touches make the journey between rooms feel intentional. soft neutrals and warm lighting create an inviting atmosphere, while sculptural accessories and textured furnishings add a sense of modern sophistication. The herringbone wood flooring brings richness and movement, unifying the space with a timeless aesthetic. The utility room is tucked behind sleek cabinetry and finished to the same standard as the rest of the home. The room features stone worktops, marble-effect detailing and integrated appliances that disappear behind soft-close doors. Practicality and elegance in perfect balance. streamlined look, concealing practical elements behind a luxurious finish. Subtle highlights, even the spaces you don't always think about feel considered. selected decor elevate the functional zone into a stylish extension of the home's interior design. The result is a space where practicality and elegance coexist effortlessly, demonstrating how utility can be transformed into a beautifully considered part of the living environment.



GROUND FLOOR



# FIRST FLOOR



# SECOND FLOOR





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FOR VIEWINGS:



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