

Beechcroft
Forest Road, Ascot, Berkshire



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Set within delightful gardens, an impressive 4-bedroom family home offering stylish, contemporary living

A beautifully presented, detached property offering flexible accommodation, with understated yet highly attractive décor and fittings throughout. The property enjoys a high degree of privacy and occupies a desirable position on the edge of Ascot, with beautiful woodland and rolling countryside on its doorstep.

The ground floor is beautifully arranged and finished with high-specification oak flooring throughout, which perfectly complements the oak doors. The layout features a series of well-appointed reception rooms, including a sitting room at the front, along with a formal dining room, and a snug with a contemporary Scandinavian-style log burner.

The heart of the home is the impressive 34ft open-plan kitchen/breakfast/family room at the rear. This exceptional space is ideal for entertaining, with a vaulted ceiling, overhead skylights and full-height gable-end windows with French doors opening onto the gardens. Both this room and the adjoining utility room, which offers extra storage and appliance space, benefit from underfloor heating. The kitchen is fitted with shaker-style units, butler sink, a range-style cooker, and central island with integral breakfast bar.

The first floor hosts four bedrooms, highlighted by a principal bedroom with its own private shower room. Two additional bedrooms feature convenient storage space, and there is a well-appointed family bathroom. Stairs continue to the second floor, which features a newly fitted, custom-designed office boasting vaulted ceilings and skylights. This level also includes an adjoining dressing room and a generous bathroom.

The property is approached via a carriage driveway with electric gates, bordered by established trees and shrubs and providing extensive parking. To the side of the house there is gated access to a detached garage. To the rear, the south-facing rear gardens feature a patio with fish pond, a well-maintained lawn, well-stocked flower beds, and a dedicated vegetable garden.



Location

Known for its world-famous racecourse, Ascot is a prestigious town in a highly desirable area. The town has a 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, while neighbouring Sunningdale and nearby Windsor have larger supermarkets.

Leisure facilities are plentiful and of excellent quality in the surrounding area, with Windsor Great Park within easy reach, and the renowned Wentworth and Sunningdale golf clubs close at hand.

For the commuter, the property is well placed for rail services to London Waterloo from the local station in Ascot, while road links are also excellent with the M3, M4 and M25 all easily accessed. Heathrow Airport is about 12 miles away, providing convenient access to international travel.

The area is particularly well known for its excellent choice of schooling, including Hall Grove, Woodcote House, Lambrook, Papplewick and The Marist, as well as Charters, Gordon's School and other well-regarded state options.

Postcode region: SL5

General

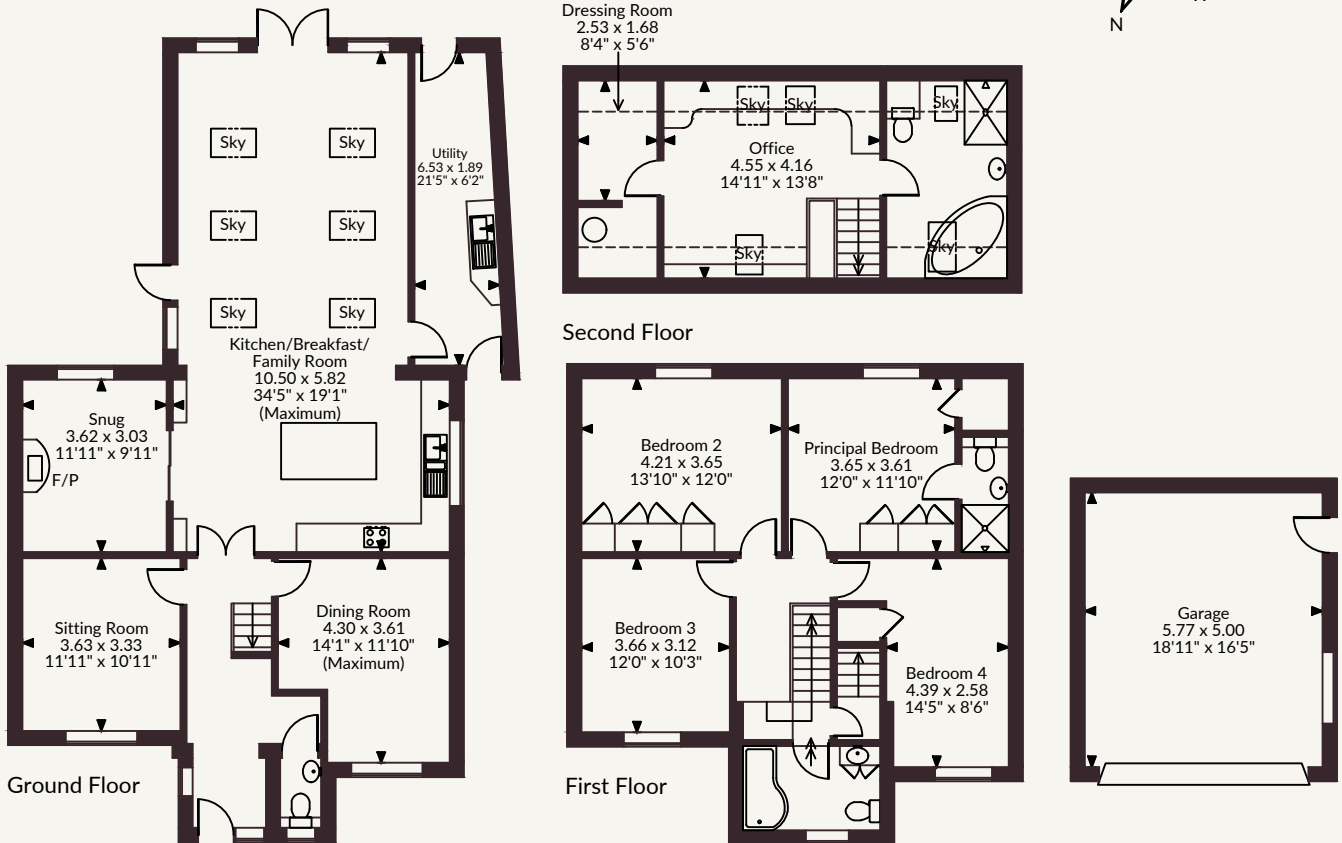
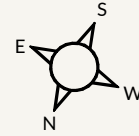
Local Authority: Bracknell Forest Council – Tel. 01344 352000
Services: Mains electricity, gas, water and drainage
Council Tax: Band F
EPC Rating: D
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

2,358 sq ft (219 sq m)
5 reception rooms
4 bedrooms | 3 bathrooms
Detached garage
South-facing garden
Freehold | Town

Guide price £1,195,000



Beechcroft Forest Road, Ascot
 Main House internal area 2,358 sq ft (219 sq m)
 Garage internal area 311 sq ft (29 sq m)
 Total internal area 2,669 sq ft (248 sq m)



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 The position & size of doors, windows, appliances and other features are approximate only.
 ☐☐☐☐ Denotes restricted head height
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