



BROCKENHURST ROAD

— *South Ascot, Berkshire* —

SE STOWHILL
ESTATES
BERKSHIRE

SELLING UNIQUE AND BEAUTIFUL HOMES

ELEGANT LIVING REDEFINED: A CONTEMPORARY RETREAT IN SOUTH ASCOT

Nestled in a tranquil location in ever-popular South Ascot, this exceptional property epitomises luxury living with its spacious layout and high level of attention to detail. Offering nearly 4500 square feet of flexible living space on a plot of approximately half an acre of beautifully mature landscaped grounds, this property embodies comfort and sophistication. Originally constructed by Millgate homes in 2000 and subsequently refreshed, renovated, and extended, this is a stylish, practical and private haven in a first-class location.

The private, no-through access road serves just three properties in total and the resulting sense

of privacy is palpable. Entering the grounds through the electric, wrought-iron gates, you arrive at the expansive gravel driveway and are treated to your first glimpse of a property that carries undoubted kerb appeal. The wrap-around garden is immediately evident, as is the double garage which, alongside the large drive, provides ample parking space for circa ten vehicles, ensuring convenience and security for residents and visitors alike.

Adjacent to the garage is the discrete exterior door from the driveway into the boot room, while the main front door sits nestled between the half-timber and red-brick façade atop a few Yorkstone paved steps.



A WARM WELCOME

The sizable reception hall serves as an elegant introduction to the home's interior with its wood flooring, open views through the double doors into the drawing room and adjacent dining room, and L-shaped half-pace staircase with tasteful central runner.

At the heart of the home are four expansive reception rooms, each offering direct access to the lush gardens outside via double doors. The aforementioned drawing room is generously proportioned, double aspect and features a centrally positioned gas fire on one wall. The formal dining room is spacious yet intimate, with its central chandelier, plush carpets and views over the garden.





The family room provides a versatile den whether snuggling up with a movie or a good book and has a lovely flow with double doors from both the kitchen and conservatory in addition to the doors onto the garden. Last, but by no means least, comes the sizable games room. Perhaps a bit of a misnomer in some respects, whilst it does indeed make a fabulous games room, it's also a perfect independent reception space.

With direct access from the side terrace or from the boot room entrance at the front of the property, its double aspect nature provides plenty of natural light while the underfloor heating keeps it snug and toasty in all weathers.

There is space here for an office or working area, a sofa and seating area and a dining table, if desired, making it a perfect self-contained living space... or games room! Whether hosting intimate gatherings, larger events or day-to-day family life, these versatile spaces provide a delightful backdrop for any occasion.



COOKING UP A STORM

The substantial, open kitchen is centred around the large island, perfect for breakfasting, snacking or meal prepping and features overhead pendant lighting. With granite worktops throughout, a Fischer and Paykel Range cooker with gas hob and a large French-style Fischer and Paykel fridge freezer, this is a wonderfully social place to cook and entertain.

The adjacent utility room provides yet more storage and a second sink, while the kitchen itself leads directly into a very tasteful conservatory, again with double doors into the rear garden offering a seamless transition between indoor and outdoor living, perfect for enjoying the tranquillity of the surroundings. The additional height of the pent roof gives a lovely sense of space and openness, which combined with the quality of construction and expanse of glazing, welcomes in natural light and makes this a lovely place to entertain or take breakfast or lunch.





Back in the reception hall, just off to one side, the sizeable, double-aspect study with a large box bay window overlooking the drive and gates is a wonderful space to work from home.



The ground floor accommodation is completed by the boot room which, as mentioned earlier, provides direct access from the front drive to the house with its own entrance, and also connects the games room and double garage internally. As with the games room, the term “boot room” might be an unfair moniker, as this is more of a cellar-cum-larder in its current incarnation, but it does also feature underfloor heating so can be transformed into a cosy boot room for when you return from a stroll with wet coats and wellies in the winter months.

The double garage benefits from electric doors and features a loft space above for additional storage. Elsewhere there are 2 WC's and the all-important understairs cupboard.



WHERE DREAMS ARE MADE

Heading upstairs you are greeted by the spacious landing, at the far end of which you find the stunning Master suite.

A retreat unto itself, featuring vaulted ceilings, triple-aspect windows and ample space to either get ready or to unwind at the end of a long day. A roomy dressing area and 4-piece modern en suite bathroom with free standing bath and double sinks complete the suite, offering a serene oasis for relaxation. The en suite also has underfloor heating to keep your feet nice and warm when you jump out of the bath.



There are four further generously-sized bedrooms, each comfortably accommodating a king-sized bed and containing built-in wardrobe space. Two of these bedrooms feature en suite bathrooms with underfloor heating, ensuring privacy and comfort for family and guests alike. Each room is tastefully appointed, with comfortable furnishings and stylish finishes throughout.

The main family bathroom is another large space with a 4-piece suite offering separate bath and shower and again has underfloor heating. Just outside this room is the loft hatch with ladder taking you into the very large loft space which is boarded and has power and lighting.



GREEN AND PLEASANT LAND

Outside, the mature gardens offer a peaceful retreat. With multiple patios and terraces around the property, seeking out sun or basking in dappled shade is always a possibility. There are two sheds for storage and a charming summerhouse and the multi-level lawn surrounded by lush and verdant greenery feels like an oasis of calm and tranquility.

Aside from the electric gates and garage doors, the property also features an alarm and fire system for added peace of mind.

In every corner of this distinguished residence, thoughtful design and quality craftsmanship come together to create an atmosphere of relaxed luxury. Whether entertaining guests in the spacious reception rooms, unwinding in the comfortable bedrooms, or enjoying the serenity of the outdoor spaces, this contemporary retreat offers a lifestyle that is both welcoming and refined.

Welcome home to a sanctuary where elegance meets comfort, and where luxury is simply a way of life.



ROUND AND ABOUT



The character of the local area is arguably as delightful as the property itself. While it's generally surmised that Ascot is defined by horse-racing, there's so much more to this charming Berkshire town – in fact, all you need for a comfortable and fulfilled lifestyle is right on your doorstep.

Leafy and spacious South Ascot is within easy reach of Ascot with its bustling, independent high street and of course, the racecourse. It's a pleasant walk to enjoy the independent shops, restaurants and cafes – complete with outdoor tables in the summertime. It's all very upbeat and the energy extends into the evening with cocktail bars and live music venues.

Sunninghill and Sunningdale are only a few minutes away and you are a short journey from Windsor and the river. For those wanting more extensive shopping or leisure, Guildford and Reading aren't far either, thanks to the excellent transport links.

You can stroll to nearby Sunninghill for drinks and highly rated food at the Thatched Tavern, and this area is generally blessed with great places to eat out. The Dog & Partridge, La Sorentina, The Cloche, Seasons Kitchen and Bluebells are close by, while a short drive takes you to the gorgeous setting of Coworth Park and the Michelin-starred menus of Woven by Adam Smith.

Travel connections are excellent via all modes of transport. It's a pretty 15-minute walk to Ascot station with frequent mainline trains to London Waterloo and Reading. You're just ten miles to Heathrow airport and by car the M25, M3 and M4 are all within easy reach.

Families are spoilt for choice with the prime choice of state and private schooling in the area. It's a 10-minute stroll to St Francis Catholic Primary School or three miles to Ascot Heath Primary School, both Ofsted-rated outstanding. The sought-after secondary and sixth form, Charters School, is similarly rated and easily within walking distance.

Independent schools are in abundance with exceptional facilities, academic records and pastoral care. For boys there's Papplewick and Sunningdale Schools and for girls The Marist, Heathfield, St George's and St Mary's are all within a few miles. ACS Egham International School is a short drive and the elite Eton College and Wellington College are just 20-minutes away.

Golf is more than well represented in the lush Berkshire countryside with a choice of world-class courses including Sunningdale, Wentworth – location for the annual PGA Championship - and The Berkshire and Swinley Forest, all within a five-mile radius. If an afternoon at the polo is your thing, then you can enjoy all the thrills and spills at Guards Polo Club. And if you ride yourself, riding schools and beautiful countryside are right on your doorstep.

If you love the great outdoors, then Ascot is perfectly placed for all sorts of activities. Scenic Windsor Great Park, Virginia Water, Savill Garden or Swinley forest are wonderful places to walk and relax and accessible in just 5-10 minutes.

Youngsters will clamour for season tickets to nearby Legoland Windsor, Thorpe Park and Go Ape – Ascot is ideally located for all of these, and for the magical Lapland UK at Christmas.

WHERE TO GO WHEN YOU NEED...



Milk: Swinley Store is easily walkable, conveniently located less than half a mile away.



Golf: Several world-renowned courses are right on your doorstep here, including Wentworth, Sunningdale and The Berkshire just minutes away. Further options include Sunningdale Heath, Swinley Forest, Ascot and Mill Ride. The PGA Championships are held at Wentworth annually and well worth a visit.



Dinner/Drinks: There are so many incredible restaurants to choose from in and around Ascot. Bluebells, Seasons Kitchen, Coworth Park, The Thatched Tavern, Pazzia and 1215 at Fairmont Windsor Park Hotel all provide exquisite culinary treats. Or, if you're looking for Michelin stars, Woven by Adam Smith at Coworth Park and 3 restaurants in nearby Bray have 7 stars between them.



Weekly Shop: With Ascot high street only a mile away, there are several options for a quick grocery shop with both Sainsbury's Local or Tesco Express just up the road. A large Waitrose is an easy 5-minute drive away in Sunningdale.



Gym/Fitness: There are plenty of local health clubs with fantastic facilities including Wentworth Club, Coworth Park Hotel & Spa, Pennyhill Park Health Club & Spa and the MacDonald Berystede. Virginia Water, which lies at the southern edge of Windsor Great Park, is just a short drive away.



THE FINER DETAILS

Square Footage: Ground Floor – 227 sq m / 2442 sq ft
 First Floor – 157 sq m / 1685 sq ft
 Total House – 383 sq m / 4127 sq ft
 Garage – 32 sq m / 340 sq ft
 Outbuildings – 17 sq m / 182 sq ft
 Total – 432 sq m / 4649 sq ft

Council Tax Band: H

Heating: Gas Central Heating

Distances: Ascot Train station 0.8 miles
 Ascot Racecourse 1.2 miles
 Heathrow 11.7 miles
 Central London 28.8 miles

Local Authority: Royal Borough of Windsor & Maidenhead



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