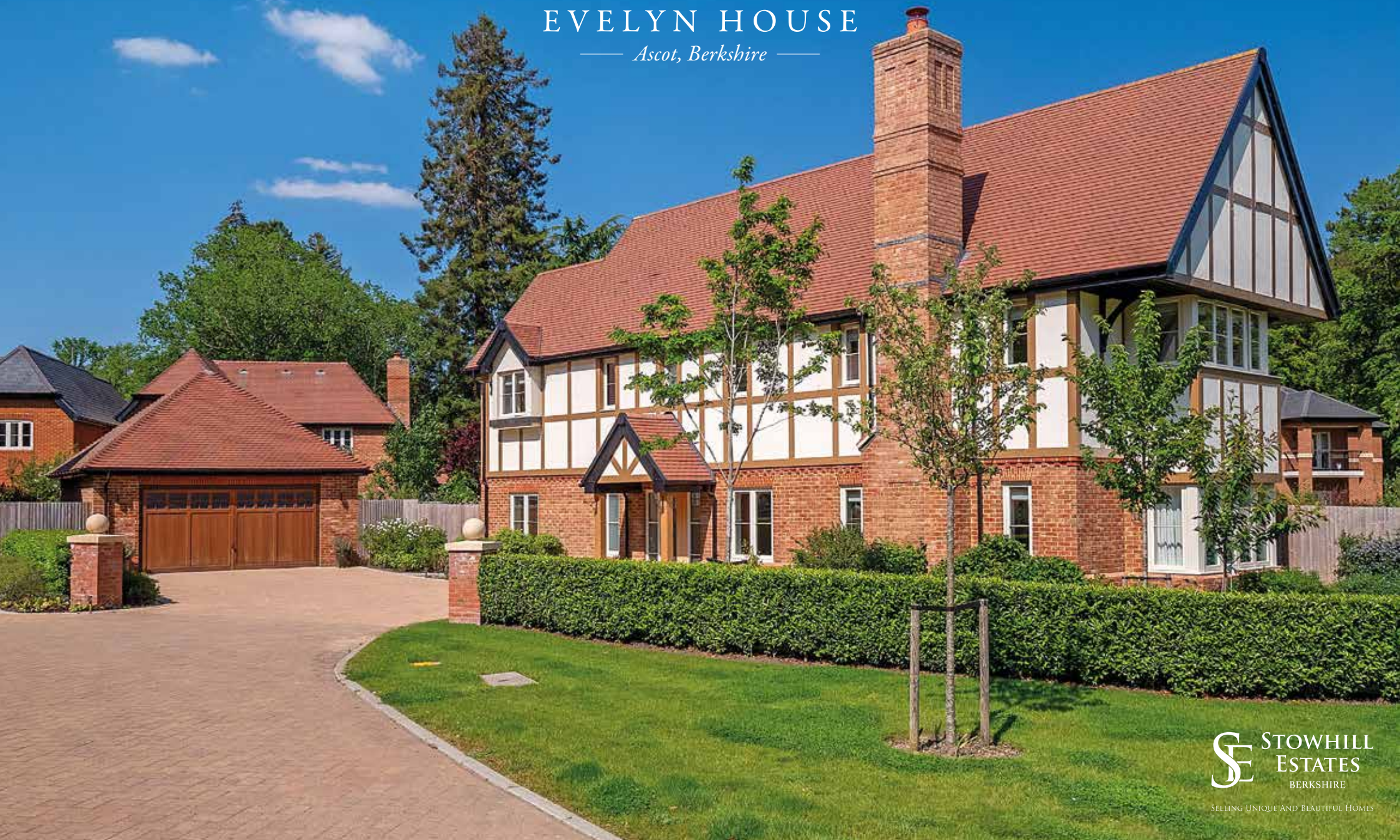




EVELYN HOUSE

— *Ascot, Berkshire* —



WELCOME TO MODERN LUXURY IN ASCOT'S BROMPTON GARDENS

For those seeking a quiet and contemporary hideaway in one of Ascot's most prestigious newer developments, look no further. Nestled within the exclusive Brompton Gardens development, this stunning turnkey property, built in 2020 by Berkley Homes, offers over 3,000 square feet of luxurious living space, and a plot of 0.22 acres. This home is aspirationally prestigious in every way; location, development, quality and kerb appeal; seamlessly blending premium finishes with

exceptional comfort, creating an environment perfect for entertaining, relaxing, and creating lasting memories.

It should also be noted that due to the extremely secure area, burglar alarm preparation and hard-wired fire and smoke detectors, this house also lends itself extremely well to being a perfect lock-up-and-leave property ready to welcome you home whenever you return from work (or play!).



GRAND ARRIVALS AND WARM WELCOMES

As you enter the quiet, exclusive cul-de-sac, the sense of privacy and tranquillity is tangible. Surrounded by immaculate properties and exceptionally maintained communal areas (even the road surface is attractive!) and set right on the fringes of Swinley Forest, it does feel like you have nestled yourself into a hidden gem of a location.

As you round the bend past the calming feature pond and make your way to the property, you get a lovely view of the brick and Tudor-style beamed exterior façade – tastefully designed and extremely eye catching. The covered porch with its oak posts welcomes you in and you may even notice the house sign by the front door bears both a house number and a name – “Evelyn House”.



Brompton Gardens is set in the grounds of the historic Brackens House, home of William King George as both a child and latterly, during the early part of his married life to Noelle Evelyn Campbell Stewart. Each of the eleven homes in this particular area of Brompton Gardens was named (in their honour) after a moment within their lives, hence this property was titled ‘Evelyn House’ – rather aptly meaning ‘desired’ and ‘light’.

Stepping through the front door you enter the wonderfully spacious and bright reception hall. This light-filled area comfortably accommodates informal seating for warmly welcoming guests (or saying lingering goodbyes) and sets the tone for the rest of the property, showcasing the clean lines and modern finishes that flow throughout. This area is finished with practical and attractive porcelain floor tiles and the underfloor heating ensures year-round comfort throughout the entire ground floor, creating a truly inviting atmosphere no matter the season.



THE HEART OF THE HOME

Moving through the reception hall, directly ahead of you is the magnificent triple-aspect kitchen / diner. The handcrafted Charles Yorke shaker style kitchen is further augmented by the Siemens stainless steel built-in appliances including dual multi-function ovens (one with microwave), dishwasher, fridge, freezer and induction hob with ceiling mounted extractor.

The pendant lighting above the island and extended LED

downlights above the composite stone worktops make this kitchen a dream for whipping up culinary delights to make any foodie envious.

A beautiful island and breakfast bar in the centre of the kitchen offers ample prep space and a sociable hub for gatherings, perfect for chatty breakfasts, informal meals or catching up over a coffee.





The dining area offers ample space for a large table (or even a sofa and good-sized table) and is surrounded by windows and light on all sides. The bifold doors open directly onto the south-facing patio making this an ideal space for summer BBQ's, flowing effortlessly from the kitchen to the dining room to the patio. We should point out that the patio also adjoins the living room via its own set of double doors meaning you can open up almost all of the ground floor of the property with a lovely circular flow and connectivity.





RELAXING IN THE LIVING ROOM

Speaking of the living room, the internal access flows effortlessly from one side of the reception hall. Like the kitchen / diner, this room also benefits from a south-facing window on one side (a lovely box bay window in fact), as well as those double doors out to the patio and garden. Bathed in natural light from the triple-aspect design, this room is perfect for entertaining or simply relaxing with family and friends. Imagine cosy evenings spent here, curled up by the fireplace with a good book, special family occasions or pre/post dinner drinks and laughter.



WORK, REST AND PLAY

On the opposite side of the reception hall, you find the large and quiet triple-aspect study – a perfect retreat for working from home or catching up on emails, and ideally positioned to be able to leave work behind and close the door at the end of the day. Alternatively, this space would make a fantastic, games room, play room, hobby room or even a downstairs bedroom.

The three remaining doors off the reception hall are the delightfully appointed downstairs cloakroom, a very handy coat cupboard and the perennially useful understairs storage.



The utility room, is equally well-equipped and located just off the reception hall to help keep the mess of everyday housework hidden away, ensuring a clean and stylish space at all times.



TO THE LAND OF NOD

As you climb the stairs, the double-height space above, with its statement chandelier, beckons you up to the landing. As you reach the top of the stairs, immediately to your left is the master bedroom suite. This generously sized room is a true retreat from the hustle and bustle of everyday life. Like so many areas of this cleverly designed house, it is again triple aspect and benefits from a south facing box bay window. The room is further complemented by two well-appointed dressing rooms, ensuring ample storage space and a hotel-like four-piece ensuite with luxurious finishes and top-of-the-range fixtures, offering a spa-like experience in your own home.

Heading along the landing you pass the extremely large airing cupboard, providing additional storage for linens or even out-of-season clothing.



At the end of the landing, you reach the dual-aspect bedroom two with its equally well appointed four-piece en suite and built in wardrobes. Heading past the family bathroom with its large walk-in shower, you reach bedroom four – a good sized room with built in wardrobes, before finally arriving at bedroom three; another dual-aspect large double bedroom with built-in wardrobes and a lovely en suite shower room. Every bedroom and bathroom are finished to a very high standard with contemporary fittings and tasteful decoration and there is no doubt each would ensure a restful night's sleep.



AN OUTDOOR OASIS

The wraparound gardens that encircle the house feel a lot like they are even further extended by the landscaped planting which directly borders the plot, giving this particular house a real sense of privacy and independence on its own little “island” of green.

The gardens have been pleasantly planted and landscaped making them both as useable and practical as they are attractive, and

nice touches like exterior mood lighting in the flower beds and uplighters on the trees really add to the aesthetic and ambience as the sun starts to set and night draws in. There’s no doubt it would be a wonderful place to entertain friends on the south-facing patio, host garden parties utilising all the wraparound spaces, partake in a spot of al fresco dining under a starlit sky or simply bask in the sunshine.



In terms of outdoor spaces, there is of course the south facing patio we mentioned earlier which can be accessed from the dining room or living room and is surrounded by lawn. Aside from that however, following the wide, paved path which runs around the perimeter of the house leads you to the opposite side of the gardens and a second patio and lawned area. The exterior door from the utility room opens onto this space making it easy to pop in and out for refreshments...or to bring washing outside.

BY CAR, ON FOOT OR SOMETHING ELSE ENTIRELY

If you continue to follow the path, you reach the side gate in the fence which leads to the driveway before finally arriving at the side door into the double garage – handy for getting the garden tools in and out with minimum fuss!

Adjacent to the drive is the front garden with its own lawn and flowerbeds, separated from the planted grass area beyond by an attractive waist-height hedge.

A large, private driveway and double garage ensure ample parking space for you and your guests. But one of the true jewels in the crown has to be the direct access to Swinley Forest and private woodland walks with pathways just metres from your door. Whenever your heart desires, you can immerse yourself in the serenity of nature with invigorating walks through the woods, the sound of birdsong filling the air, and a chance to reconnect with the natural world right on your doorstep.



PICTURE THIS ...



If you aren't quite sold yet, take a second to picture this: waking up to sunlight streaming through the windows, whipping up a delicious breakfast in your state-of-the-art kitchen, and then heading out for a revitalizing walk in the nearby Swinley Forest, stopping off at the Royal Foresters on the way home for a quick bit of much needed refreshment. In the evening, enjoy a cozy night in with the family by the fireplace, or entertain friends with a BBQ on the south-facing patio, bathed in the warm glow of outdoor mood lighting. Sounds nice, don't you think?



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.

Ascot, with its bustling high street and of course, the racecourse, is only a 30-minute stroll, where you can 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. Even closer, just a 5-minute walk will take you to the historic restaurant and bar, The Royal Foresters, with its Mediterranean-inspired menu.

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.

Travel connections are excellent via all modes of transport. It's a 5-minute drive to Martins Heron station or 7 minutes to Ascot station, both with frequent mainline trains to London Waterloo and Reading. You're just 12 miles to Heathrow airport and, by car, the M25, M3 and M4 are all within easy reach.

Families are spoilt for choice with the exceptional offerings of state and private schooling in the area. LVS and Heathfield are a mere 5-minute

walk and fractionally further afield there are many other independent schools with exceptional facilities, academic records and pastoral care extremely close to hand. For boys there's nearby Papplewick and Sunningdale Schools, and for girls The Marist, St George's and St Mary's are all within a couple of miles. ACS Egham International School is a short drive and the elite Eton College and Wellington College are only 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 all within a 6-mile radius. Swinley Forest and Lavender Park are literally next door. 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 have a love for horses, riding schools and beautiful countryside are right on your doorstep.

If you enjoy the great outdoors then this property is perfectly placed with its own pathways leading straight in to Swinley Forest and further great walks, like Englemere Pond, a couple of minutes away. Scenic Windsor Great Park, Virginia Water and Savill Garden are also wonderful places to walk and relax and accessible in just 10 minutes.

Youngsters will clamour for season tickets to nearby Legoland Windsor, Thorpe Park and Go Ape, and Seymour Drive is ideally located for the magical Lapland UK at Christmas which is a very short walk away.

WHERE TO GO WHEN YOU NEED...



Milk: Ascot Local Post Office is easily walkable, under 1 mile away, with an excellent variety of produce and post office facilities.



Weekly Shop: With Ascot high street only a mile and a half away, there are several options for a quick grocery shop with both Sainsbury's Local or Tesco Express just up the road. You're circa 10 minutes' drive away from two large Waitrose, one in Bracknell and the other 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.



Golf: Extremely close by are Swinley Forest Golf Club and Lavender Park, however several world-renowned courses are right on your doorstep here, including Wentworth, Sunningdale and The Berkshire just minutes away. The PGA Championships are held at Wentworth annually and well worth a visit.



Dinner/Drinks: There are so many incredible restaurants from which to choose 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.

THE FINER DETAILS

Square Footage: Ground Floor 124 sq.m / 1135 sq.ft
 First Floor 129 sq.m / 1585 sq.ft
 Total House 253 sq.m / 2720 sq.ft
 Garage 29 sq.m / 313 sq.ft
 Total Floor Area 282 sq.m / 3033 sq.ft

Council Tax Band: G

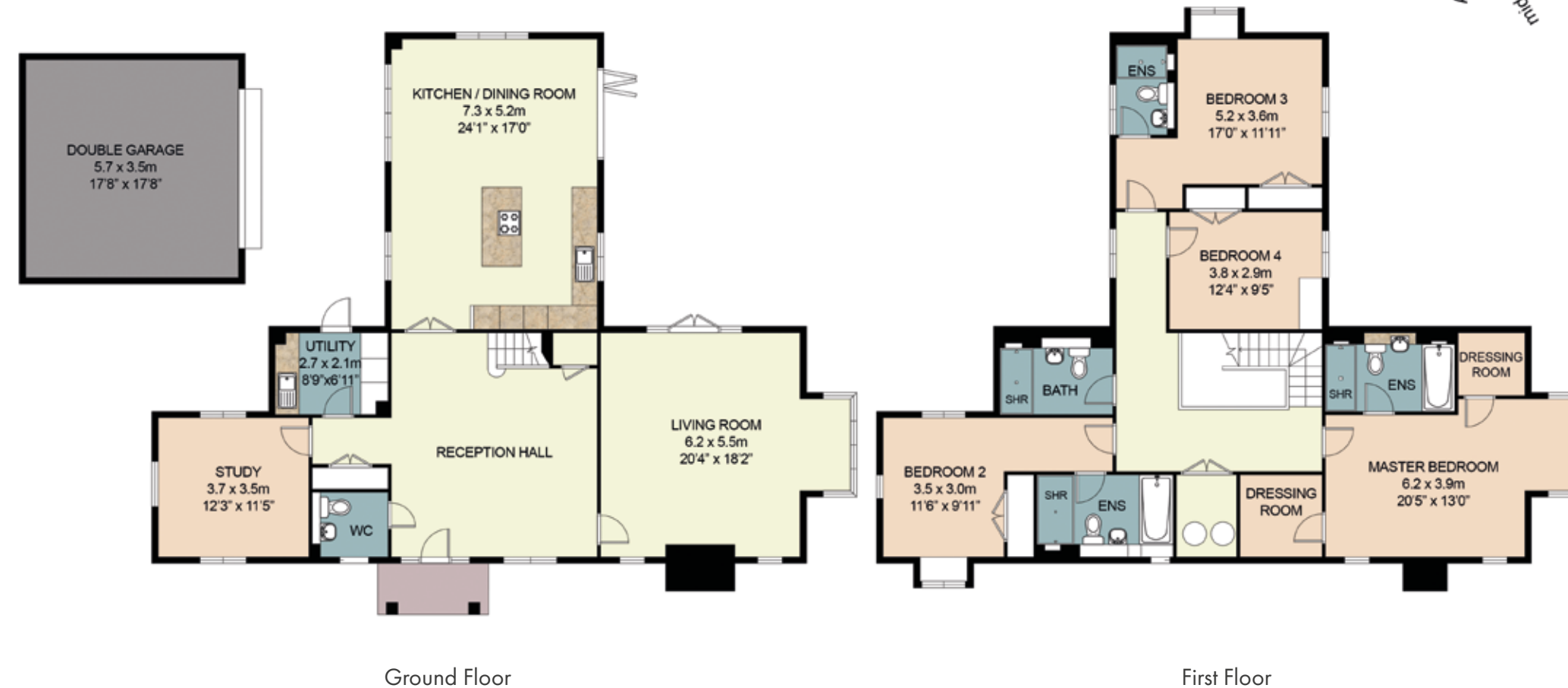
Heating: Gas Central Heating

Distances: Martins Heron Train Station – 5-minute drive
 Ascot Train Station – 7-minute drive
 Heathrow 25-minute drive
 Ascot Racecourse 4-minute drive

Local Authority: Bracknell Forest Borough Council



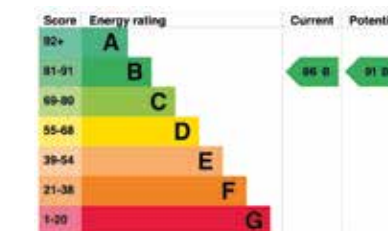
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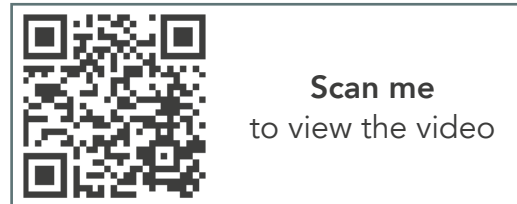
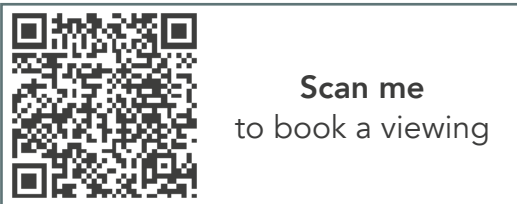


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