



9 BEECHGROVE
— SUNNINGHILL, ASCOT —

SE STOWHILL
ESTATES
BERKSHIRE
SELLING UNIQUE AND BEAUTIFUL HOMES



LUXURY APARTMENT LIVING

This capacious, three-bedroom apartment is set on the first floor of the exclusive Beechgrove development, a secluded and peaceful setting in leafy Sunninghill, just moments from Ascot. Built by Millgate Homes in 2022, Beechgrove is home to just 14 exceptional residences, surrounded by over nine acres of private, landscaped parkland.

CALM AND CHARACTER

Positioned on a quiet, no-through street, Beechgrove offers the kind of discretion and serenity that's increasingly hard to find. Secure, electric gates open onto beautifully tended grounds and a striking, porticoed entrance that instantly sets the tone for what lies beyond. Inside, a grand, double-height communal hall hints at the quality and attention to detail that defines the rest of the building.



FLOW AND FUNCTION IN EVERY DIRECTION

Apartment 9 occupies a desirable position on the first floor at the rear of the building and offers both lift and stair access (including to the secure underground parking). The apartment's private entrance lies at the end of a quiet corridor shared with just one other property.

Once inside, the entrance space is grand in scale and introduces the exceptional

proportions of this home, which extends to ~2052 sq ft. Underfoot, warm underfloor heating runs throughout, controlled via a Heatmiser smart hub and individual room thermostats. The hallway also houses an impressive array of storage, including multiple walk-in cupboards and a separate utility room, perfect for tucking away the freestanding Siemens washing machine and separate dryer.



AN EFFORTLESS EVERYDAY MASTERPIECE

The open-plan kitchen, dining and living space is a beautifully proportioned room with two additional walk-in storage cupboards tucked away in one corner. Designed to be the social hub of the home, this 30' x 25' space is bathed in natural light from the dual aspect windows, one of which looks out onto the rear gardens and parkland beyond. French doors open onto a generous west-facing balcony to maximise that view further.



Tasteful updates by the current owners enhance this already impressive space. An elegant alabaster pendant light by Tiger Moth illuminates the dining area, while additional drawers and concealed storage have been added to the kitchen island to maximise function without compromising style. Roller blinds throughout incorporate Sun-X UV-filtering film to protect furnishings and regulate temperature without blocking the light.



CRAFTED FOR THE CULINARY INCLINED

The kitchen is exceptionally well-equipped, featuring Siemens Home Connect appliances throughout: two ovens (one with steam function), microwave combi oven, warming drawer, tall larder fridge and separate freezer, a 90cm induction hob with island extractor, and integrated dishwasher. There's also a Caple dual-zone wine cooler and a Franke waste disposal unit.

Notably, the sink is served by a Quooker Cube system, providing instant boiling, chilled and sparkling water at the touch of a button. Stone worktops, neutral cabinetry and generous lighting give the space both polish and practicality.



PRIVATE SPACES, PEACEFUL MOMENTS

The principal suite is a true retreat, with extensive built-in wardrobes, soft carpeting underfoot and French doors out to a second, even larger balcony – great for starting or finishing your day the right way.

The en suite bathroom features a four-piece suite including walk-in shower with rainfall head and rinser, large bath with hand shower, floating double vanity unit and heated towel rail. Underfloor heating and tasteful Villeroy & Boch fittings complete the space.



Bedroom 3 is adjacent to the principal suite and is currently used as a home office by the owners. Whilst it does make a terrific workspace, it's also an excellent 3rd bedroom with quiet, calming views of the mature trees and gardens to the side of the property.



Across the hall, almost opposite bedroom 3 is the family bathroom. Finished in the same tasteful and contemporary style as is found throughout, with a bath and over-bath rainfall shower and rinser, WC and floating basin unit.



Next-door to bedroom 3 is bedroom 2. A larger bedroom with an en suite bathroom with walk-in shower. Currently used as a snug, this room features custom joinery with a large bookshelf, storage and integrated lighting.

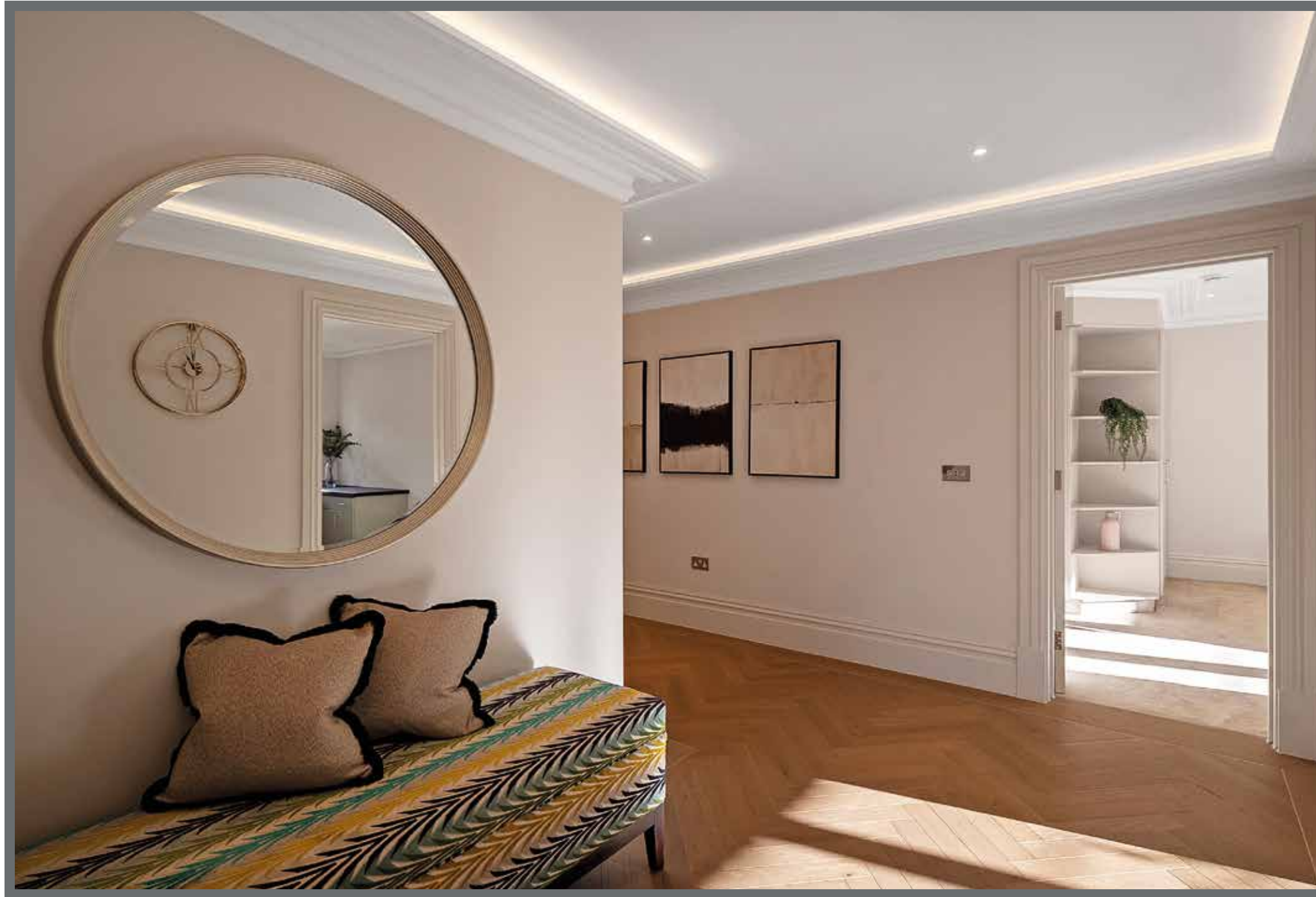


PARKLAND, PRIVACY AND PLACES TO PLAY

Set within over nine acres of private grounds, Beechgrove offers residents exclusive access to expansive lawns, mature trees, and carefully planted borders. The standout facilities here include a heated outdoor swimming pool and an all-weather tennis court - both discreetly positioned to catch the sun and blend seamlessly into their surroundings.

Visitor parking and a communal EV charging point are available at the front of the building. Apartment 9 also benefits from two secure, allocated parking bays in the underground garage, both of which can access the separately installed private EV charger. In addition, a private, lockable storage room provides ideal space for seasonal items, hobby gear or wine storage. Speaking of which, the ramp to the underground parking is heated to ensure easy access in colder weather.





SMART SYSTEMS, SEAMLESS LIVING

The property includes an integrated Texecom intruder alarm system and a video intercom access to both the gates and the building itself. A Vent-Axia air circulation system promotes air quality throughout the apartment and there is a Heatmiser heating hub to adjust heating thermostats in each room via the Heatmiser app.

When it comes to plumbing, an Aquabion plumbed ionizer unit keeps the water soft and Grohe water leak sensor alerts you to any unforeseen problems.

Ethernet points are available in all rooms, fibre broadband is available, and a home-builder's warranty remains in place until October 2032. The lease runs until 3021, with approximately 996 years remaining.

With its thoughtful upgrades, generous layout and exceptional dual-aspect outdoor space with beautiful views, this is great opportunity to secure one of the finest homes in Beechgrove - a development already considered among Berkshire's best and certainly one of our favourites.





ROUND AND ABOUT

Local Michelin-starred dining includes Woven by Adam Smith at Coworth Park, as well as The Waterside Inn and Heston Blumenthal’s Fat Duck in Bray.

If, after all those delicious meals out, you want a bit more than a swim at home or you feel in need of a detox, there are plenty of health clubs and spa facilities nearby; including Coworth Park, The Wentworth Club and The Fairmont Windsor Park.

When you want to make the most of the great outdoors, you’re perfectly placed for all sorts of activities and walks locally. Alternatively, you can head over to Windsor Great Park, Virginia Water or Savill Garden to enjoy walks, cycling, or riding in stunning scenery. You can also attend one of the regular annual events, such as Windsor flower show, either just to admire the displays or perhaps even take part and aim for a rosette in the produce show.

This area is right in the centre of the Berkshire golf belt with a choice of world-famous courses and events including Wentworth, Sunningdale and The Berkshire under 10 minutes away, while even closer to home is Royal Ascot Golf Club.

Of course, this is also an area synonymous with equestrian pursuits – Ascot racecourse is walking distance if you fancy a flutter or a day out. Alternatively, perhaps pop along to a polo tournament at Guards Club for some thrills, spills and divot stomping!

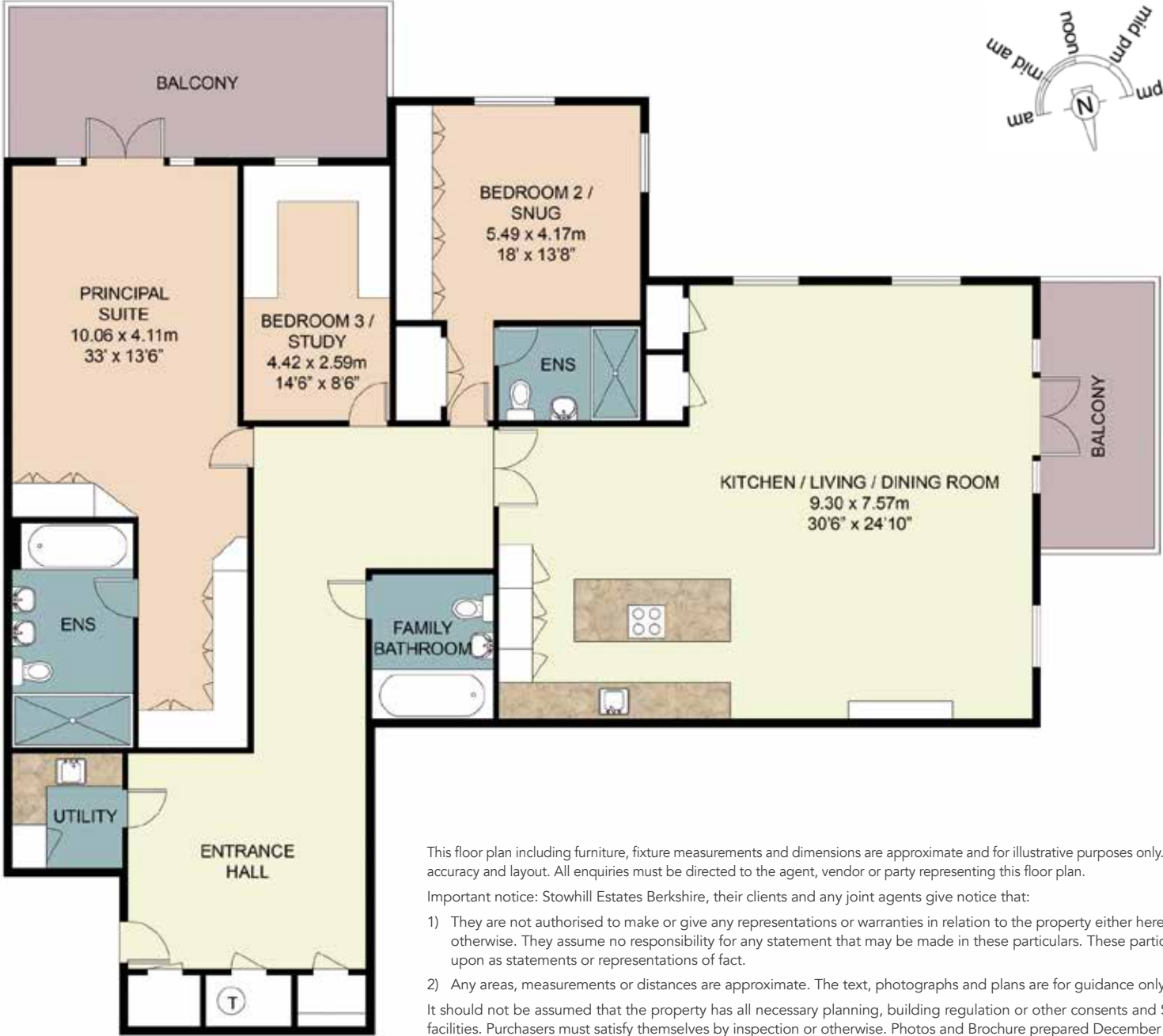
Families are spoilt for choice with an excellent selection of schools in the area including Lambrook, Papplewick, Charters, Hall Grove, St George’s and St Mary’s Schools Ascot, The Marist Schools and St Michaels C of E School. Additionally, there are two international options, TASIS and ACS Egham as well as access to Eton and Wellington Colleges.

Distances

Sunninghill Village	0.4 miles / 1 min	Coworth Park	1.9 miles / 5 mins	Wentworth	3.2 miles / 8 mins
St George’s School	0.8 miles / 3 mins	Waitrose Sunningdale	2 miles / 6 mins	Virginia Water	3.5 miles / 7 mins
Ascot high street	1.1 miles / 3 mins	Sunningdale station	2 miles / 6 mins	Lambrook School	4 miles / 9 mins
Ascot station	1.5 miles / 4 mins	Sunningdale Golf Club	2.2 miles / 6 mins	Windsor Great Park	4.1 miles / 7 mins
Macdonald Berystede spa	1 mile / 4 mins	Seasons Kitchen	2.5 miles / 7 mins	Legoland	5.4 miles / 9 mins

THE FINER
DETAILS

- EPC: B
- Council Tax Band: H
- Services: The property has mains electricity, gas, water and drainage
- Heating: Mains gas and underfloor
- Local Authority: Royal Borough of Windsor and Maidenhead
- Tenure: Leasehold – 999 years from 2022. Lease Expires in 3021.



Approximate Area (Exc. Balconies):
188 sq.m / 2,052 sq.ft

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Boxbrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

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