



Birchcroft, Brockenhurst Road
Ascot

Guide Price **£1,495,000**

OSBORNE HEATH



This exceptional three bedroom apartment offers a refined blend of contemporary design, premium craftsmanship within an exclusive boutique development in Ascot. The apartment features a generous open plan living and dining space, with a bespoke fully fitted kitchen with high end integrated appliances and custom build cabinetry . The kitchen has been designed by Charles Yorke and features a central island with breakfast bar and integrated Miele appliances which include large fridge, and fridge freezer, together with drinks fridge. Throughout the apartment the attention to detail is evident in the selection of materials and finishes and includes underfloor heating throughout, discreet air conditioning.

All bedrooms provide bespoke wardrobes and maximises natural light and creates a seamless connection between indoor/outdoor living. Further accommodation comprises the principal bedroom with built-in wardrobes and en suite, a further double bedroom with en suite, third bedroom, family bathroom, utility room.

The apartment offers a secluded terrace area off the lounge area that wraps around the back of the ground floor and is ideal for entertaining.

Birchcroft offers a gated entrance, impressive internal communal areas, secure underground parking for two vehicles with further visitors parking, together with lockable storage in the garage.

Birchcroft is located on Brockenhurst Road which is close to Ascot High Street and the popular village of Sunninghill. Local schools include Charters, Cheapside and St Francis. Private schools include Hall Grove, Heathfield,

Birchcroft, Brockenhurst Road

Ascot

- Three Double Bedrooms
- Three Bathrooms
- Open-Plan Living
- Charles Yorke Kitchen
- Utility Room
- Gated Development
- Underground Parking
- Private Terrace
- Walking Distance Of High Street and Station

Council Tax band: G

Tenure: Share of Freehold

EPC Energy Efficiency Rating: B

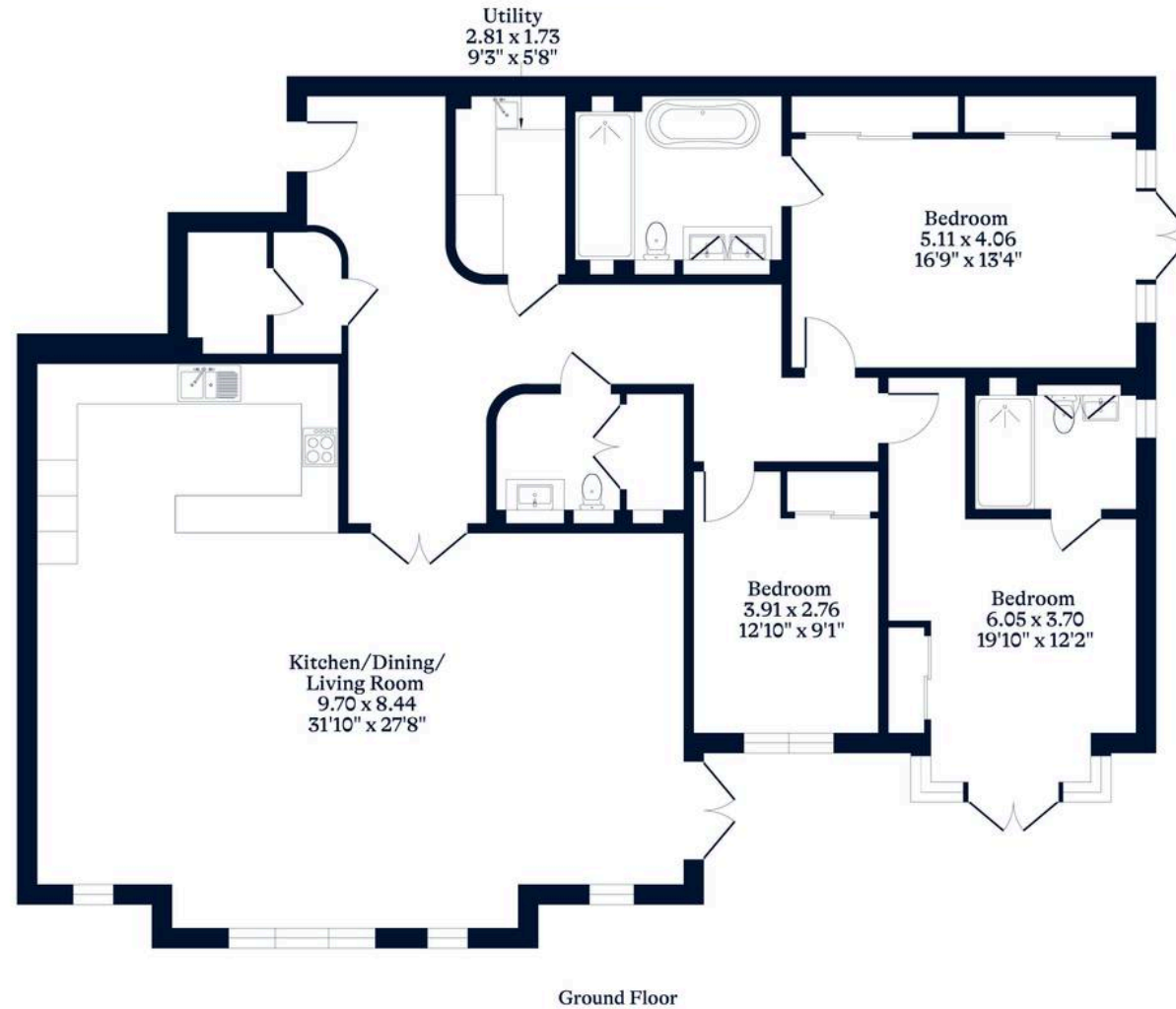
EPC Environmental Impact Rating: B



APPROXIMATE FLOOR AREA
Apartment - 170.92 sq m - 1840 sq ft
(Gross Internal Area)



NOT TO SCALE
This plan is for illustration purposes only



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