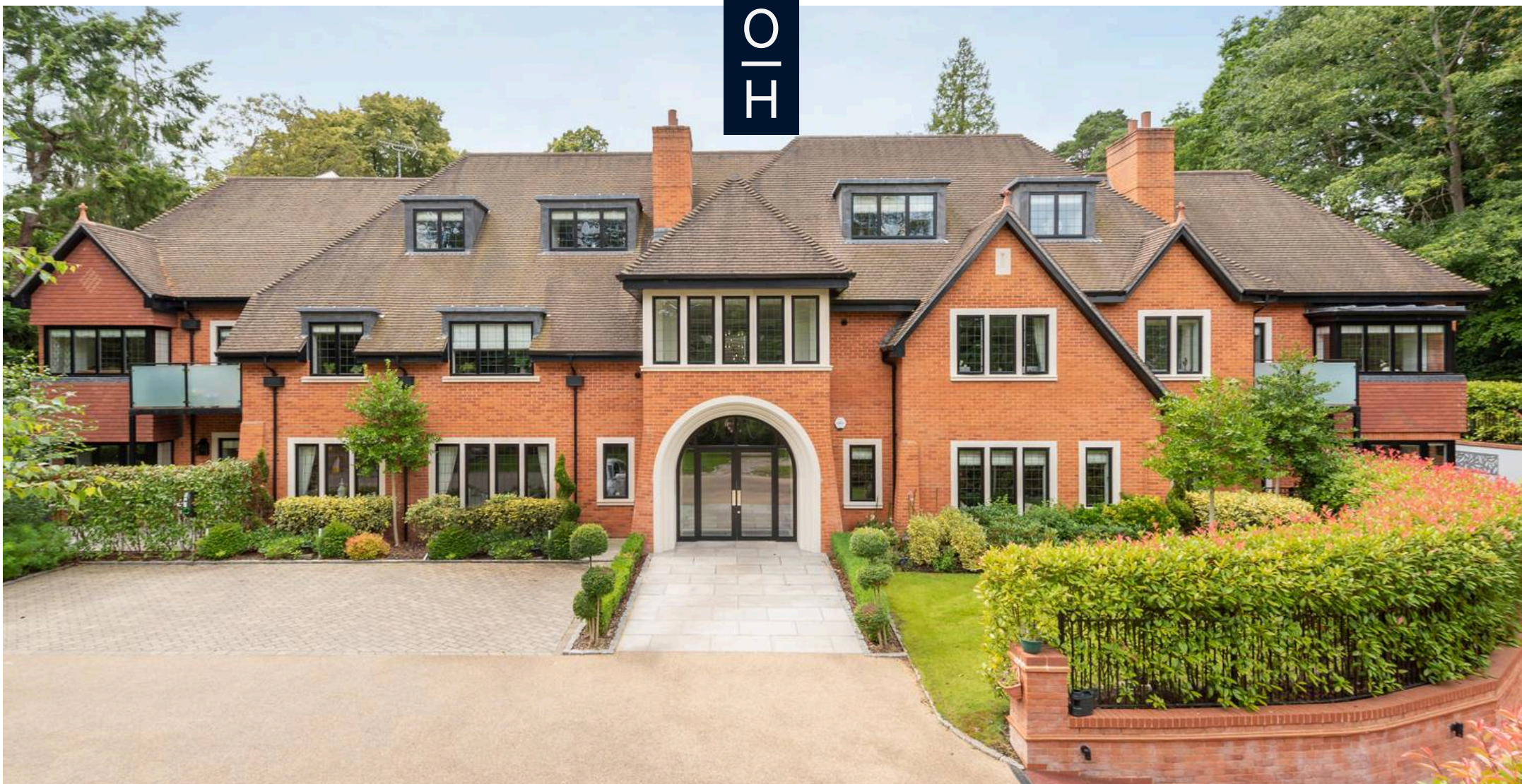


O|H



**Birchcroft, Brockenhurst Road**

Ascot

Guide Price **£1,350,000**

**OSBORNE HEATH**



This first floor apartment comprises a large open-plan kitchen, dining and living area. The kitchen (designed by Charles Yorke) features a central island with breakfast bar and integrated Miele appliances. The dining area has space for a large dining table and chairs, whilst the living area has recesses in place for a fireplace and television. 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 and balcony.

Birchcroft has been designed by Alexander James Interiors and offers a gated entrance, impressive internal communal areas, secure underground parking for two vehicles with further visitors parking available on the ground level and communal gardens.

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, LVS, Papplewick, St George's, St Mary's, Sunningdale and The Marist. Nearby places of interest include Ascot Racecourse, The Berkshire Golf Club, Coworth Park, Guards Polo Club, Sunningdale Golf Club, Swinley Forest Golf Club, Wentworth Club and Windsor Great Park. The nearest train station is Ascot where trains run to London Waterloo, Reading and Guildford. Ascot is also convenient for the M3, M4, M25 and Heathrow Airport.

# Birchcroft, Brockenhurst Road

Ascot

- Three Double Bedrooms
- Three Bathrooms
- First Floor
- Open-Plan Living
- Charles Yorke Kitchen
- Utility Room
- Gated Development
- Underground Parking and EV Charging
- Balcony
- Walking Distance to Ascot Train Station and High Street

Council Tax band: G

Tenure: Share of Freehold

EPC Energy Efficiency Rating: B

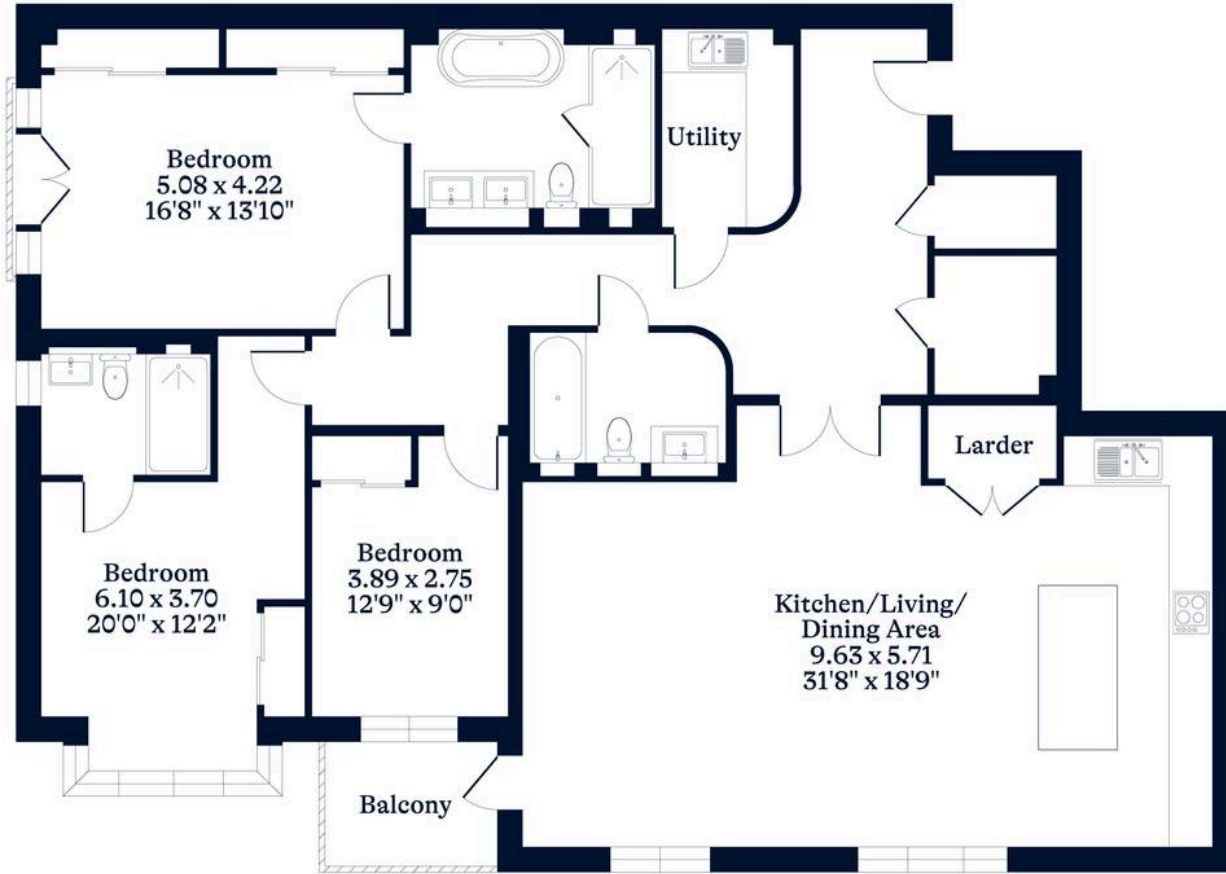
EPC Environmental Impact Rating: B





**APPROXIMATE FLOOR AREA**  
Apartment - 158.25 sq m - 1703 sq ft  
(Gross Internal Area)

**NOT TO SCALE**  
This plan is for illustration purposes only



### First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.