Apartment 4
Brockenhurst House,
Brockenhurst Road, Ascot,
Berkshire SL5 9FW

Exquisite ground floor apartment, well-located for excellent transport links

Ascot High Street 1.1 miles, M3 (Jct 3) 3.8 miles, M25 (Jct 13) 8 miles, Ascot Station (London Waterloo in 57 minutes) 0.8 miles, Central London (Knightsbridge) 27 miles, Heathrow Airport (T5) 10.8 miles

Reception hall I Sitting room I Kitchen/breakfast room I Utility room I Master bedroom with en suite shower room I Bedroom 2 I Family bathroom I 2 Underground parking bays Private store cupboard I Secure bicycle and storage area I Communal gardens I EPC: B

The property
An immaculately presented apartment with the benefit of underground parking and landscaped communal gardens. The accommodation includes a generously proportioned sitting room featuring a fireplace, a contemporary kitchen, a sizeable master bedroom with an en suite shower room, an additional bedroom and an adjoining family bathroom, all finished to an outstanding standard.

Entering the apartment, there is an elegant reception hall which leads into the spacious and beautifully proportioned sitting room, with two segmented areas that serve well as areas for dining or entertainment. Through double doors is the contemporary kitchen, fitted with a wide range of units, a central island incorporating a breakfast bar, and integral appliances. Adjoining the kitchen is a convenient utility room. The under-floor heating, central heating and water heating are all wifi connected and can be controlled via an app.

Leading off from the reception hall is the master bedroom featuring built-in wardrobes and double doors out to a paved patio and surrounding gardens. Its high ceiling and large windows create a light and airy atmosphere which is highlighted with spot lighting. The master bedroom also benefits from a modern en suite shower room. The second bedroom includes built-in wardrobes and adjoins a main bathroom.

Outside
Brockenhurst House is set within manicured gardens and is accessed via security gates. A driveway leads to the visitor parking area and on to the underground car park.

The ramp down to the car park is heated to ensure safe access all year round. Two underground parking bays, with a dedicated power supply for plug-in electric cars, are allocated to Apartment 4, along with a secure bicycle and storage area and a private storage cupboard. To the rear is a large lawn with planted borders and mature trees, offering a good deal of privacy.
Location
Brockenhurst House is located close to Ascot High Street which affords a selection of shops, restaurants and bars. Further amenities can be found in the surrounding towns of Windsor and Maidenhead.

The property is well-located for an array of excellent schools both in the private and state sectors including Wellington College and Charters School.

The landmark Ascot Race Course, famous for Royal Ascot in June, is in the vicinity and is the setting for a diverse range of events as well as horse racing all year round. For those engaged in outdoor pursuits, Windsor Great Park, Virginia Water and Wentworth offer the opportunity for a range of activities such as walking, running and golfing. Family attractions such as Windsor Castle and Legoland are also within easy reach.

Ascot train station, less than a mile away, provides excellent rail links, reaching London Waterloo in under an hour. Road links such as the M3 (Junction 3) and the M25 (Junction 12) are also within a short driving distance.
Directions
With Strutt & Parker’s Ascot office on your right, continue to the mini roundabout and take the first exit into Station Hill/A330. Follow the road (becoming Brockenhurst Road) and after about a mile, the entrance to Brockenhurst House will be found on the right hand side.

General
Local Authority: The Royal Borough of Windsor & Maidenhead - Tel. 01628 683800
Services: Mains electricity, gas, water and drainage
Tenure: Share of Freehold
Service charge: There is an annual charge. More information is available from the vendor's agent

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