

THE  
EVERGREENS

THE CEDARS  
ASCOT SL5






As you enter the imposing front door, your eyes are immediately drawn to the grand sweeping staircase with metal balustrade and hardwood handrail.

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A computer-generated image of a two-story brick house with a double garage. The house features a central entrance with a portico supported by two columns. The roof is gabled with a small window in the peak. The driveway is paved with gravel, and a silver car is parked in the garage. The lawn is green and bordered by a black metal fence. Tall pine trees are visible in the background.

Double garage, wired for an EV charger, automated garage doors, finished walls and tiled floor with space above for storage or a workshop.


The Control4 system is immediately on hand for smart management of air conditioning, heating, lighting, audio visual, access and security throughout the entire house\*\*



The second floor loft space is truly unique, with the opportunity to put your own stamp on it. It's vast in size and can be used as an impressive gym or games room, and a living space for a teenager or live in nanny, with an extra large bedroom - it's flexible living at its finest.







A home meticulously designed to be a quiet observer of the beautiful, natural landscape, makes The Cedars a unique and special place to live.

# ASCOT'S BEST KEPT SECRET

## A TRULY HIDDEN GEM

From the moment you see and step into The Evergreens, you will instantly marvel at the stunning woodland scenes and sheer sense of space. This idyllic rural location provides the backdrop to a rare and most desirable property opportunity, comprising three individually designed, Georgian inspired new homes.

Set at the tip of sweeping and leafy Birch Lane, that's already home for a pocket of beautiful family dwellings, the Cedars is set amongst one and a half acres of beautiful tree-lined countryside. Offering a taste of rural living, with a variety of shops and restaurants nearby, in addition to being in easy reach of motorway networks, excellent schools and leisure facilities, Birch Lane is a perfect location for a family home.

All this beauty and tranquillity lies at the heart of homes built to exacting standards.



# A NATURAL PANORAMA

BORDERED ONLY BY NATURE

## THE CEDARS



ONE OF TWO STUNNING HOMES  
SET AMONGST A COMBINED  
ONE AND A HALF ACRES OF  
COUNTRYSIDE

The property boasts a long sweeping approach road, accessed through stylish perimeter gates leading to a grand gravel driveway. Your guests will know they've arrived somewhere special.

Set within a 'golden triangle' that takes in some of Royal Berkshire's most prestigious landmarks, The Evergreens, Ascot SL5 offers a truly enviable location and lifestyle.

An area prized for its close proximity to London with excellent transport links, The Evergreens offers an idyllic country setting with world-class schools, sports, leisure and cuisine nearby.

### TRAVEL LINKS

**M** M3 junc 3 (4 miles)  
M4 junc 8/9 (6 miles)  
M25 junc 11/13 (7 miles)

**ID** Ascot Station (2 miles)  
Providing direct links to:  
London Waterloo (56 mins)  
Reading (30 mins)

Maidenhead Crossrail (7 miles)  
Providing links to:  
Bond Street (46 mins)  
Canary Wharf (59 mins)

Slough Crossrail (9 miles)  
Providing links to:  
Bond Street (36 mins)  
Canary Wharf (49 mins)

**M** Heathrow (20 mins)  
Gatwick (50 mins)  
Farnborough Private (20 mins)

### LEISURE HOTSPOTS

#### Parklands

- Chobham Common
- Sunningdale Village
- Swinley Forest
- Virginia Water
- Windsor Great Park

#### Equestrian

- Ascot Racecourse
- Park View Equestrian Centre
- Tally Ho Riding Stables

#### Gyms & Spas

- The Cube Training Studio
- David loyds Royal Berkshire
- Coworth Park Hotel & Spa
- Pennyhill Park Hotel & Spa
- Wentworth Golf & Spa

#### Golf course gold country

- Royal Ascot Golf Club
- Wentworth Golf & Spa
- Sunningdale Golf Club
- Swinley Forest Golf Club
- Windlesham Golf Club
- Mill Ride Golf Club

#### Padel & Tennis

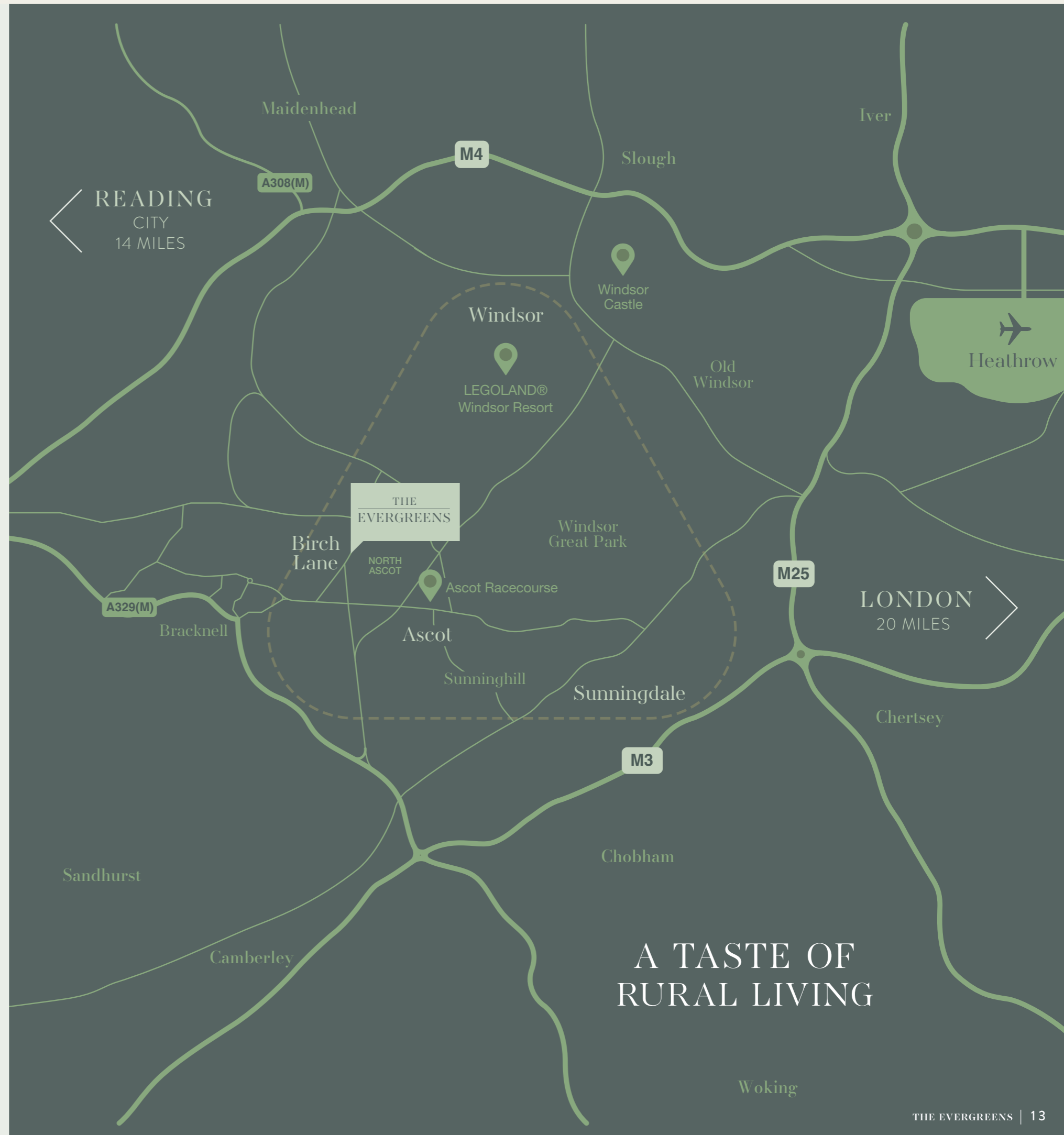
- Ascot Padel Tennis Court
- Fairmont Padel Courts Windsor
- David loyds Royal Berkshire
- Royal Ascot Tennis Club
- Ascot Jubilee Tennis Courts
- Bracknell Lawn Tennis Club
- Match Point Tennis Coaching

#### Dining

- Bluebells
- Mosiman's (Guards Polo Club)
- The Bevedere Arms
- The Fat Duck
- The Waterside Inn

#### Arts & Culture

- Theatre Royal Windsor
- The Firestation Arts Centre





# OFFERING THE BEST OF ALL WORLDS

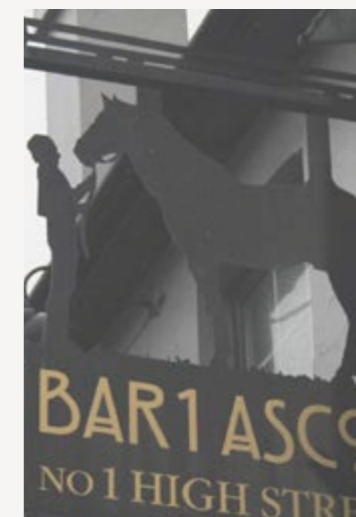
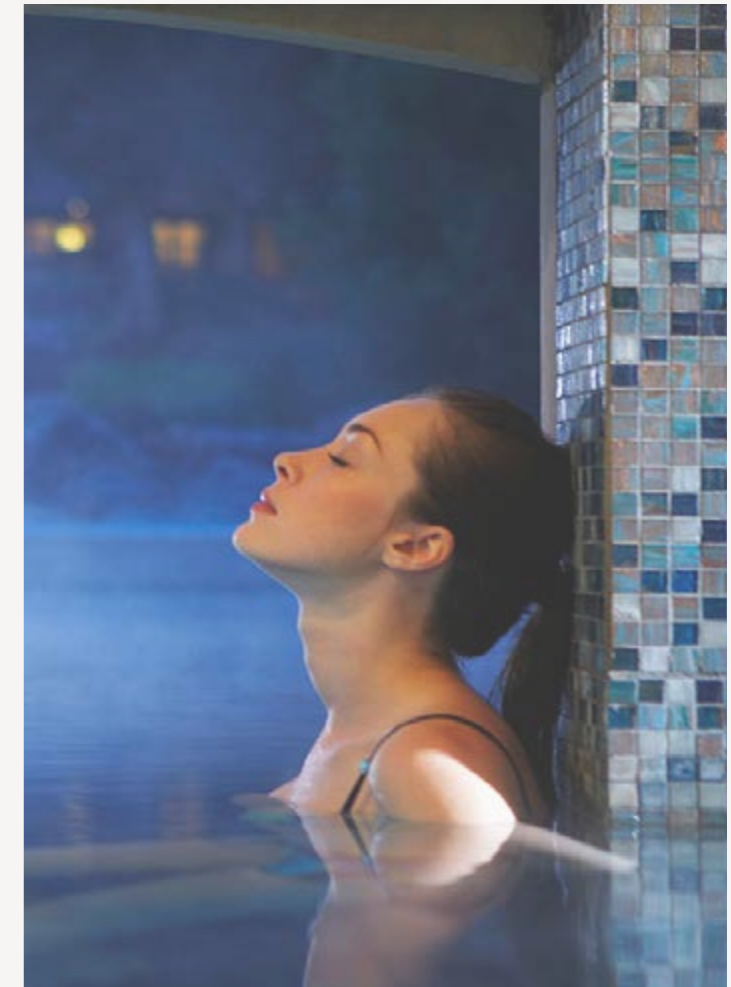
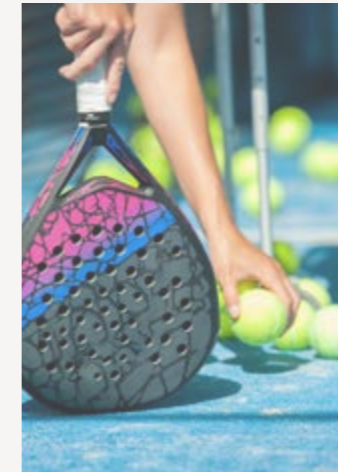
The area offers the best of all worlds, with an undeniable village charm meeting the vibrant Ascot high street and neighbouring Windsor, both offering excellent leisure facilities, parks and woodlands. The location is perfect for nature-lovers, boasting a plethora of green spaces, several of which are considered conservation sites.

Ascot has an extremely broad appeal with excellent local amenities from the stylish boutiques, bijou cafés and mouth watering delicatessens, cosy pubs serving hearty food, to high-end restaurants catering for those with refined tastes; there is a depth of culinary offerings locally unlike anywhere in the country.


Surrounded by world class cultural assets and spectacular natural beauty, Ascot's location is second-to-none. Take in the breathtaking beauty of East Berkshire with stunning country walks, or enjoy the manicured gardens of nearby Windsor Great Park. There is much to be enjoyed from the natural landscape of Ascot.

Ascot and its surrounding areas are destined to surpass the expectations of even the most discerning of home buyers.

Big city attractions  
in a town setting







As well as the magnificent Woodlands on your doorstep, the area offers numerous places of outstanding natural beauty.

6 minute drive  
VIRGINIA WATER

Virginia Water is popular all year, with its glittering lake and abundance of wildlife. The area is steeped in a rich history that spans centuries - from ancient monuments, to cascading waterfalls and stunning vistas.

11 minute drive  
THE SAVILL GARDEN

Unwind in the garden's natural beauty, in an enclosed part of Windsor Great Park, and experience the magnificent horticultural displays every season.



10 minute drive  
WINDSOR GREAT PARK

Windsor Great Park spans over 2,000 hectares of sweeping parkland, award-winning gardens, ancient woodland, forest trails and deer park.



10 minute drive  
CHOBHAM COMMON

Chobham Common is the largest, ancient national nature reserve in the south east and is a wonderful example of lowland heath, with a wildlife-rich patchwork of mini-habitats.

10 minute drive  
SWINLEY FOREST

The woodland of Swinley Forest affords a host of outdoor activities, from mountain biking and walking, to Segway trails, horse riding and even a 'Go Ape' treetop adventure



# EDUCATION

## Pre, Primary, Prep, Secondary Schools



**Upton House School**  
Independent  
Nursery, pre-prep & prep  
Age 2-11 (co-educational)  
Windsor  
16 min drive (7.3 miles)  
ISI Compliant



**Bishopsgate School**  
Independent (Catholic)  
Prep-School  
Age 3 -13 (co-educational)  
Englefield Green  
19 min drive (7.2 miles)  
ISI Compliant



**St John's Beaumont**  
Independent (Day & Boarding)  
Prep-School  
Age 3 -13 (co-educational)  
Old Windsor  
19 min drive (9.6 miles)  
ISI Compliant



**Lambrook School**  
Independent (Boarding)  
Prep-School  
Age 3 -13 (co-educational)  
Bracknell  
7 min drive (1.6 miles)  
ISI Compliant



**Sunningdale School**  
Independent  
Pre-School  
Age 2-5 (co-educational)  
Sunningdale  
13 min drive (5 miles)  
Ofsted: Outstanding 2018



**Sunningdale School**  
Church of England  
Prep-School  
Age 7 -13 (Boys)  
Sunningdale  
13 min drive (5.2 miles)  
ISI Compliant



**Holy Trinity School**  
(Church of England)  
Primary School  
Age 4 -11 (co-educational)  
Ascot -12 min drive (5 miles)  
Ofsted: Good



**Cheapside School**  
(Church of England)  
Primary School  
Age 4 -11 (co-educational)  
Ascot -11 min drive (4.8 miles)  
Ofsted: Good



**LVS Ascot**  
Independent (Day & Boarding)  
Age 4-18 (co-educational)  
Ascot - 4 min drive (1.1 miles)  
ISI Compliant



**Hall Grove School**  
Prep-School  
Age 3 -13 (co-educational)  
Bagshot -13 min drive (5 miles)  
ISI Compliant



**St George's School**  
(Church of England)  
Independent (Day & Boarding)  
Age 11 -18 (Girls)  
Ascot - 9 min drive (3miles)  
ISI Compliant



**Papplewick**  
Independent (Boarding)  
Prep-School  
Age 6 -13 (Boys)  
Ascot - 8 min drive (2.9 miles)  
ISI Compliant



**St Mary's School**  
(Roman Catholic)  
Independent  
Age 11-18 (Girls)  
Ascot - 12 min drive (4 miles)  
ISI Compliant



**Heathfield School**  
(Church of England)  
Independent (Day & Boarding)  
Age 11-18 (Girls)  
Ascot - 6 min drive (1.1 miles)  
ISI Compliant



**The Marist School**  
Independent (Catholic)  
Primary & Pre-School  
Age 3 - 18 (Girls)  
Ascot - 12 min drive (4.3 miles)  
ISI Compliant



**Charters School**  
Independent (Day)  
Academy / Secondary  
Age 11 -18 (co-educational)  
Ascot -13 min drive (4.5 miles)  
Ofsted: Good



**Eton College**  
(Church of England)  
Independent  
Age 13-18 (Boys)  
Windsor -19 min drive (9 miles)  
ISI Compliant



**Wellington College**  
(Church of England)  
Independent  
Age 13-18 (co-educational)  
Crowthorne -18 min (7 miles)  
ISI Compliant



**Holyport College**  
Academy Free school (Boarding)  
Secondary Comprehensive  
Age 11-19 (co-educational)  
Holyport -13 min drive (6.5 miles)  
Ofsted: Good

## International Schools & University's

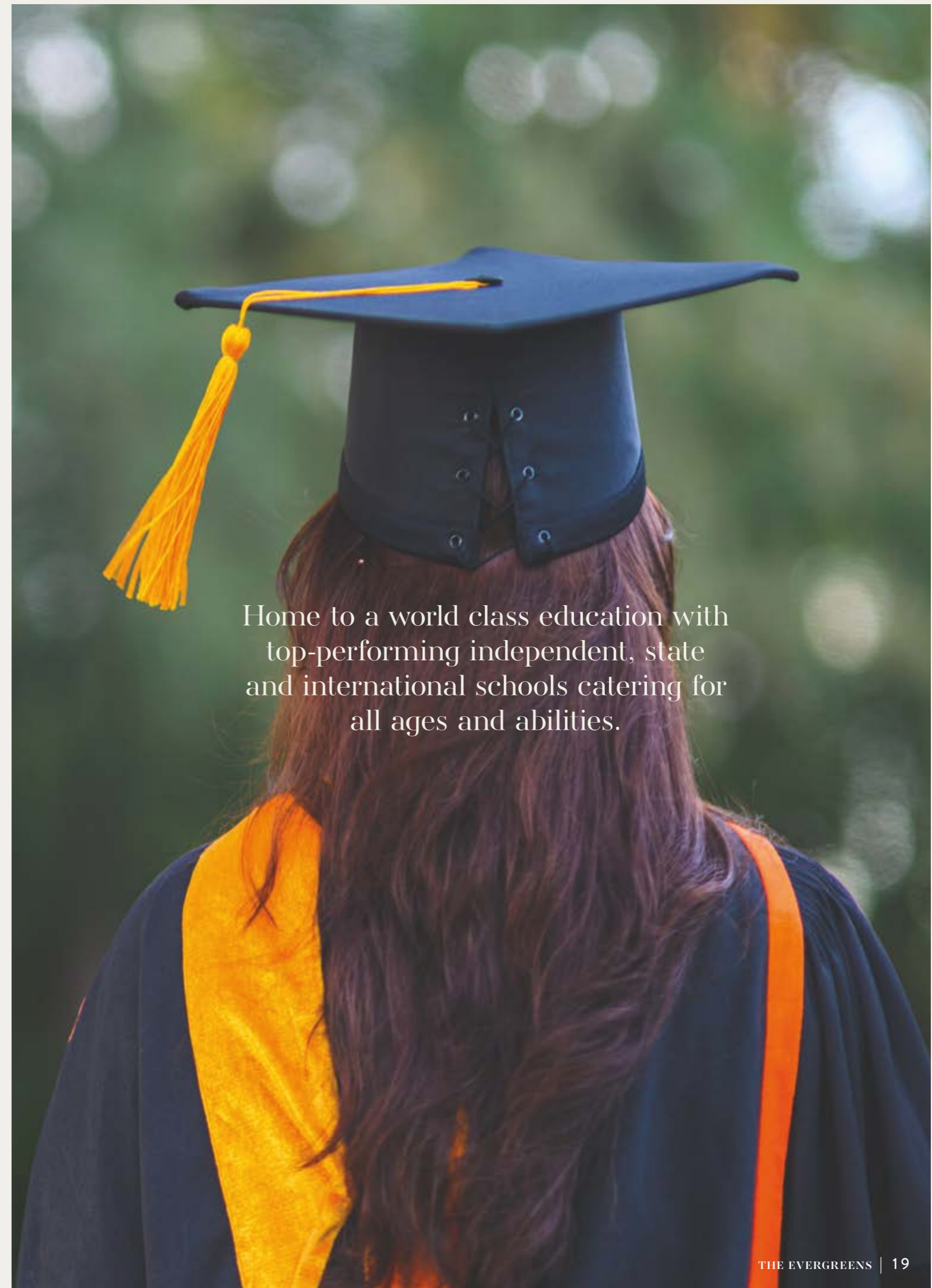


**ACS International**  
Independent (Day & Boarding)  
Primary & Pre-School  
Age Pre-K - 12  
Surrey - 12 min drive (4.3 miles)



**The American International School**  
Independent (Day)  
Academy / Secondary  
Age Pre-K - 12 (co-educational)  
Surrey -13 min drive (4.5 miles)

- Royal Holloway University
- University's of Reading & Surrey
- All London Colleges / University's



Home to a world class education with top-performing independent, state and international schools catering for all ages and abilities.





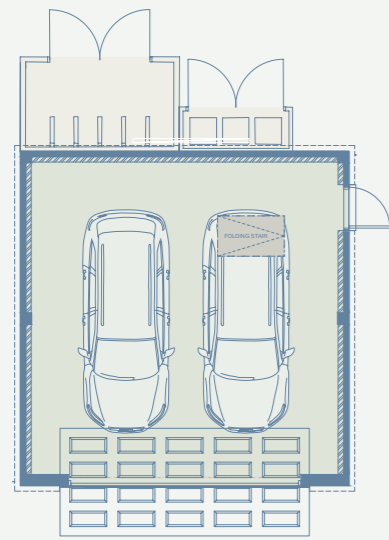
# TRUE TO TRADITION

## GEORGIAN INSPIRED ARCHITECTURE & INTERIORS

Taking inspiration from Berkshire's wealth of beautifully preserved, period stately Georgian homes, the architecture of Cedars house derives from an aesthetically pleasing mix of signature period styling combined with minimalist clean lines, projecting a classical yet contemporary 21st century modernity. The resulting grand facade features red buff brickwork with deep contrasting stone detailing, from the dramatic porticos, external corning to the decorative window headers. Additional features include hipped-gabled roofs, superior insulation, aluminium painted gutters, and multi-pane heritage sash windows, ensuring the house is nothing short of aesthetically exquisite.

Alongside the aesthetic character features, the Cedars has been designed for 21st century living maximising light and views of the natural setting at every opportunity. All interior spaces feel expansive, light and airy through clever usage of muted Georgian period colour palettes, feature surfaces and splashbacks, large format stone tiled floors, light woodwork accents, and delicate decor. The attention to craft and design continues outside with imaginative landscaping and curated approaches to all aspects of the grounds.





**GARAGE**

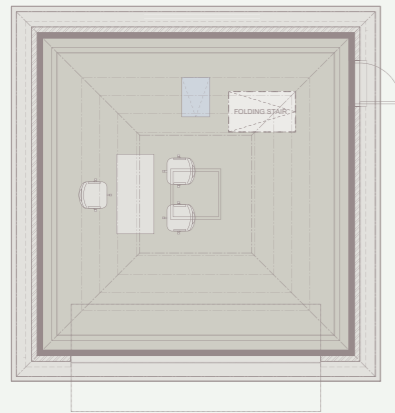
404 SQFT (37.5 M<sup>2</sup>)

**GROUND FLOOR**

2088 SQFT (189 M<sup>2</sup>)



**\*INDICATIVE PLAN**



**GARAGE ROOF  
(\*PROPOSED)**

328 SQFT (30.5 M<sup>2</sup>)

**FIRST FLOOR**

1873 SQFT (174 M<sup>2</sup>)



**\*INDICATIVE PLAN**



**SECOND FLOOR  
(\*PROPOSED)**

1378 SQFT (128 M<sup>2</sup>)

**6017 SQFT (559 M<sup>2</sup>)**

**\*\*INCLUDING PROPOSED PERMITTED DEVELOPMENT AREAS**



Designed to be the heart of the home, the kitchen adorns open living and dining areas.

Leading from the impressive entrance room you will find the immaculately presented kitchen. It displays a stunning island with breakfast bar feature ceiling pendant lights. It is also thoughtfully equipped with an induction hob, wine cooler, large refrigerator and freezer, Miele ovens, microwave, warming draw, and Silestone work surfaces and upstands. All finished off with a Quooker carbonated hot and cold water tap for your convenience.





Just off from the elegant kitchen area is a generous utility/  
boot room with bespoke built joinery and cupboard space,  
an under-mounted large sink, integrated washing machine  
and tumble drier all by Cucucine.





Awaken to stunning garden views from the master bedroom terrace



## CLASSIC DESIGN MEETS MODERN CONTEMPORARY

Complementing the architecture, the interior is distinctive through its elegant simplicity and clean lines, with natural accent colours and Georgian period features adding that touch of class. The minimalist styling is the perfect balance to the dramatic scenery beyond.

In The Cedars, every aspect of the exquisite accommodation is carefully considered and rich in detail. You will be impressed from the first moment, as you step into the entrance hall and glimpse the inviting living spaces beyond. The hand-crafted kitchens feature timeless cabinetry and appliances of the highest calibre, while the bathrooms are a stunning blend of modernity and luxury.





Elegant and inviting from  
the moment you step in

Leading off the hallway is the cloakroom area where you will find feature porcelain floor tiling and vanity unit mirrors and two double large bespoke storage cupboards.





# AN AURA OF TIMELESS LUXURY



## AN EVOCATION OF CLASSICAL STYLE

The interiors have been carefully curated to enhance the natural surroundings, with elegant, muted tones. Timber, porcelain and stone-styled finishes in the kitchen and bathrooms contrast with striking chrome fittings. Throughout, herringbone design flooring, ornate door panelling and cornices, which complement the panelled doors, set the tone of traditional elegance.

Each room has been individually designed with the joinery it deserves. We have ensured that we have maximised the space whilst delivering beautiful craftsmanship.

Georgian cornicing can be considered the pinnacle of plaster decoration. This period influence continues with elegant ceiling design to translate traditional features into the modern day, adding to the character of the house, reflecting a refined and sophisticated feel.



The ensuite bathroom has impactful full-wall feature porcelain tiling, a free-standing tub bath and a shower with real space and comfort. Quality brass-ware provide luxurious bathing. Feature-lit his and hers vanity units are also added for extra convenience and design appeal.





The formal dining room can be entered through double doors from the living and kitchen area. Period ceiling cornicing, feature lighting and parquet flooring add to the timeless elegance of the room. The patio doors can be opened to enjoy a stroll after dinner out to the level access large format porcelain tiling of the rear garden.



The formal dining room also has two sets of aluminium doors to the external patio area, which allow light to flood through the house.







# DESIGNED FOR LIVING

## TAILORED TO YOUR TASTE

Choosing an Evergreens home means choosing an exceptional design and lifestyle, complete with traditional exteriors, elegant interiors, and heritage throughout. Our timeless, traditional designs are crafted to answer every demand of modern-day family living. Everything you could want from an authentically British home.

Using only the finest materials and fittings from leading brands, appointing each home to a very high specification. Across all aspects of the design, intelligent planning is combined with an exceptional attention to detail, ensuring that every individual element is beautifully finished.

Well placed lighting creates depth, height and texture within a room to enhance its charm and mood. We always ensure that we provide the perfect balance of light and shade to bring new energy into our interiors and to elevate our heritage design of each space.





Contemporary living at its finest  
with beautifully proportioned,  
light filled rooms

As you walk up the impressive main staircase, you immediately find the master bedroom with its exclusively private glass walled terrace balcony. The master bedroom is generously sized, and directly off this room you will find a spacious dressing room with fitted bespoke wardrobes.



We give meticulous attention to the design of each of our builds and show genuine appreciation for period architecture. We will always incorporate grand ceiling heights, sweeping staircases and intricate external finishes to create authentically British homes. Our timeless, traditional designs are crafted to answer the demands of modern-day family living.

During the design process and the build, we always pair responsibly sourced, quality materials with exquisite craftsmanship, ensuring that our homes last a lifetime and beyond.

## THE EVERGREENS

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