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Birchcroft, *Ascot*

OSBORNE HEATH

A beautifully designed three bedroom, three bathroom ground floor apartment with a gated entrance, underground parking and terrace within walking distance of Ascot Train station and High Street.

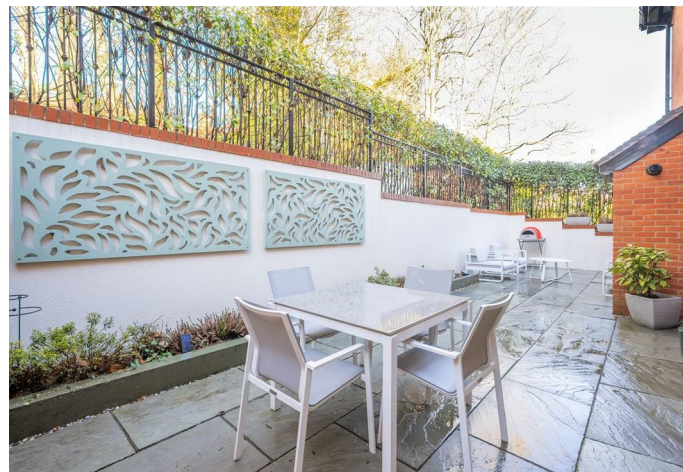
This exceptional three bedroom apartment offers a refined blend of contemporary design, premium craftsmanship within an exclusive boutique development in Ascot. The apartment features a generous open plan living and dining space, with a bespoke fully fitted kitchen with high end integrated appliances 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, 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

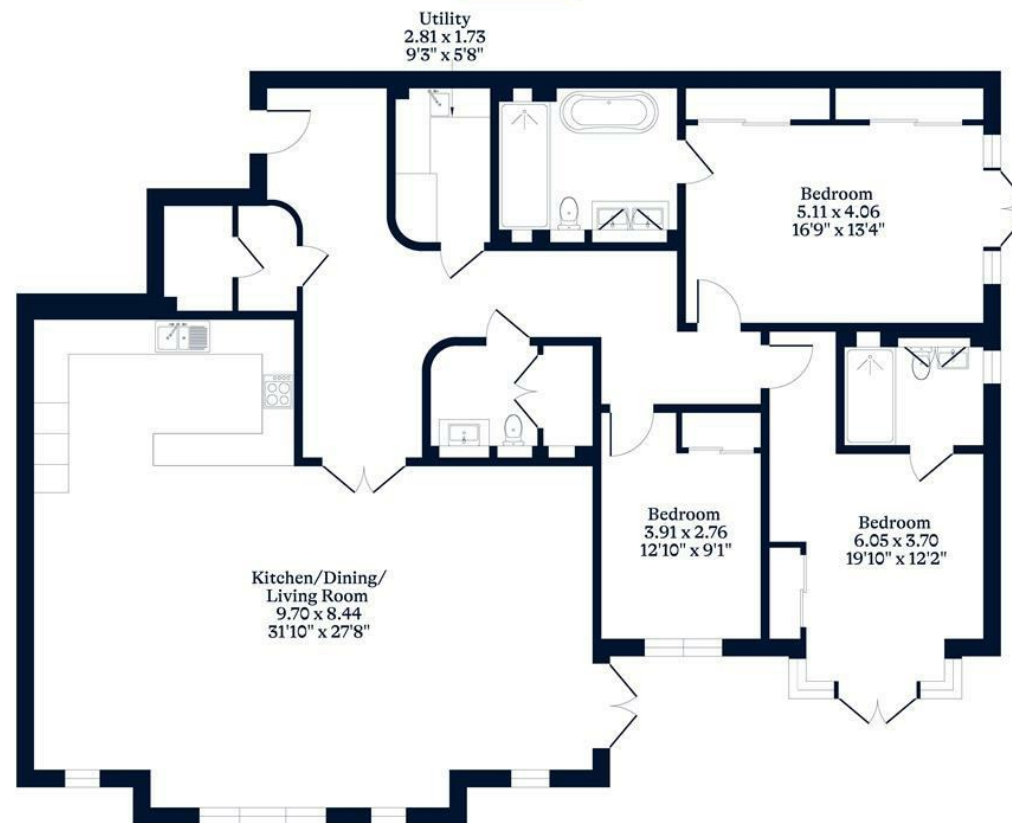




APPROXIMATE FLOOR AREA
Apartment - 170.92 sq m - 1840 sq ft
(Gross Internal Area)



NOT TO SCALE
This plan is for illustration purposes only



Ground Floor

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This floor plan has been created by Property Shoot Ltd following the RICS code of measuring and is for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. Details shown on this floorplan, including all measurements, areas and proportions cannot be guaranteed by either the provider or estate agency and should not be relied upon.

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