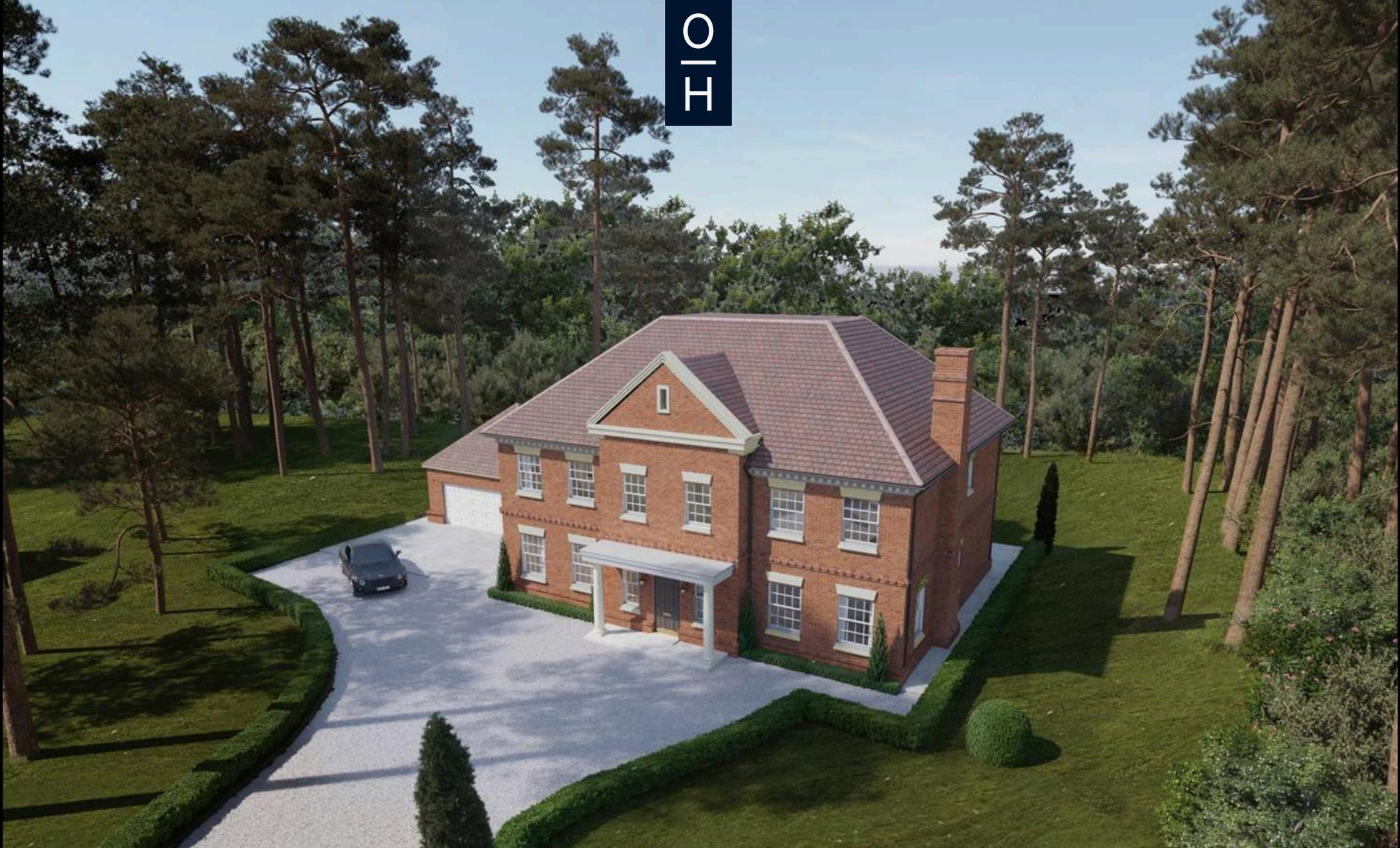


THO



Birch Lane
Guide Price **£3,500,000**

OSBORNE HEATH



The ground floor has a drawing room, study, dining room, kitchen with breakfast and living area, separate utility and a downstairs WC.

On the first floor is the principal bedroom with his and hers walk-in wardrobes, four piece en suite and a roof terrace plus three further double bedrooms each with its own en-suite.

The second floor has a games room, two further bedrooms, bathroom, laundry and a store.

Externally, the home is approached via a private gated entrance and enjoys a double garage, generous driveway parking, and side access leading to the landscaped rear garden. This outstanding home is due for completion in Summer 2026.

The Cedars is at the end of Birch Lane, a small private cul-de-sac. 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. Local Ofsted Outstanding schools include Charters, Cheapside and St Francis. Private schools include Heathfield, Lambrook, LVS, Papplewick, St George's, St Mary's, Sunningdale and The Marist. Ascot train station runs services to London, Reading and Guildford. Ascot is also convenient for the M3, M4, M25 and Heathrow Airport.

Birch Lane

Ascot

- Six Bedrooms
- Five Receptions
- Five Bathrooms
- Double Garage
- Gated
- New Home
- Cul-De-Sac
- No Onward Chain
- Completion Summer 2026

Council Tax band: TBD

Tenure: Freehold



APPROXIMATE FLOOR AREA

House - 491.00 sq m - 5285 sq ft

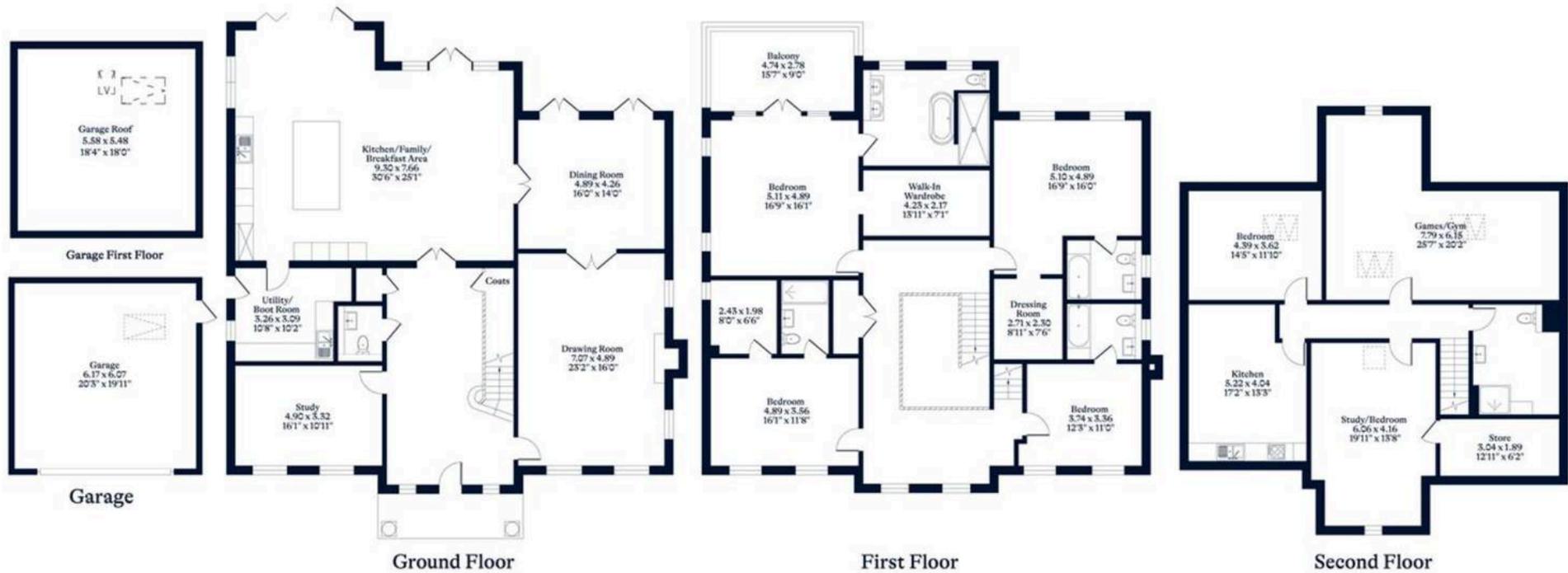
Garage - 68.03 sq m - 732 sq ft

Total - 559.03 sq m - 6017 sq ft

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NOT TO SCALE

This plan is for illustration purposes only



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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.