



7 Beechcroft Close

Ascot, Berkshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP

An impressive end-of-terrace townhouse, set within an exclusive gated development

A substantial family home with highly attractive, flexible accommodation, set within a sought-after location. The property features beautifully presented living space and a landscaped west-facing garden with a backdrop of mature trees.



2 RECEPTION ROOMS



5 BEDROOMS



5 BATHROOMS



DOUBLE GARAGE



LANDSCAPED GARDEN



FREEHOLD



VILLAGE/TOWN



3730 SQ FT



**GUIDE PRICE
£1,500,000**

The property

A spacious family home offering about 3,378 sq. ft. of flexible living space arranged over four floors, together with an integral double garage.

The house features two reception rooms located on the first floor: a sizeable drawing room with two Juliet balconies facing the rear garden and a sitting room with two sets of French doors opening out to a front-facing balcony. There is also a useful cloakroom on this level.

On the ground floor, the contemporary open-plan kitchen/breakfast room boasts a sleek range of units and integral appliances, and enjoys direct access to the rear garden via two sets of double doors. There is also a utility room with its own access to the garden, a cloakroom and an internal door to the double garage.

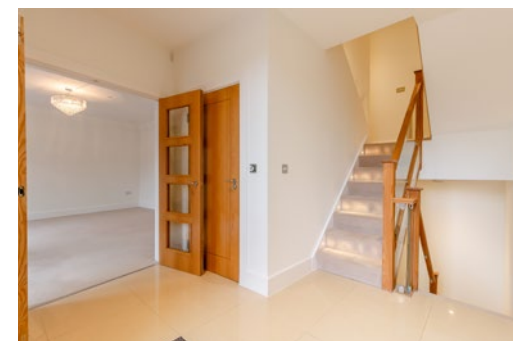
The principal bedroom, with its en suite bathroom and extensively fitted walk-in wardrobe, is located on the second floor, along with a guest bedroom and en-suite

shower room, whilst the upper floor is host to three further en-suite bedrooms.

Outside

The property is reached via a grand flight of stone steps and the integral double garage provides off-road parking. Adjacent to the garage is a useful external store room. There is also access to an attractive communal garden with benched seating.

To the rear of the property, the lawned garden features a large paved patio and raised wooden decking, providing excellent spaces for outdoor dining and entertaining. Raised flower/shrub beds provide visual interest and at the far end of the garden, there is a lightly wooded area.

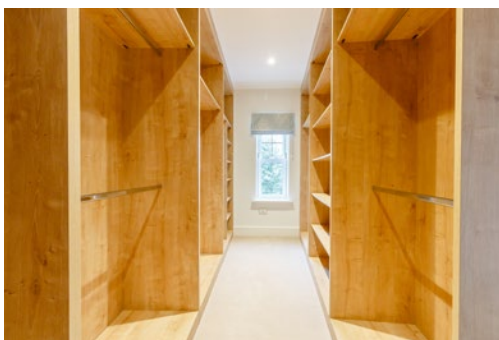


Location

The property is located in the charming village of Sunninghill, on the fringe of the highly sought-after Ascot, with its bustling High Street and world-famous racecourse. Ascot is home to numerous bars and restaurants, as well as a range of shops, catering for day-to-day needs.

The locale boasts plenty of leisure facilities, including some prestigious golf courses at Sunningdale, Wentworth and Swinley Forest. Horse racing is available at Ascot and Windsor racecourses, and there are numerous riding stables and schools in the area. Windsor Great Park is superb for walking and cycling, as is Virginia Water Lake. Excellent spa facilities are available at the nearby Berystede, Pennyhill Park, Coworth Park, Wentworth and Foxhills.

There are many excellent schools in the area in both the state and independent sectors.



Distances

- M3 (Jct 3) 4.1 miles
- M4 (Jct 6) 8.5 miles
- M25 (Jct 13) 6.8 miles
- Ascot High Street 1.3 miles
- Sunningdale 1.7 miles
- Bracknell 4.8 miles
- Camberley 7.1 miles
- Windsor 7.3 miles

Key Locations

- Ascot Racecourse
- Windsor Great Park
- Savill Garden
- Virginia Water Lake
- Windsor Castle
- Windsor Racecourse
- LEGOLAND Windsor Resort
- Runnymede

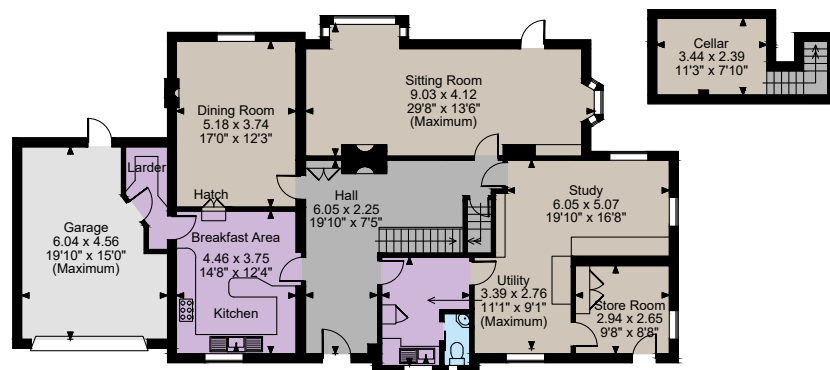
Nearby Stations

- Ascot Station
- Sunningdale
- Martins Heron Station
- Bracknell Station

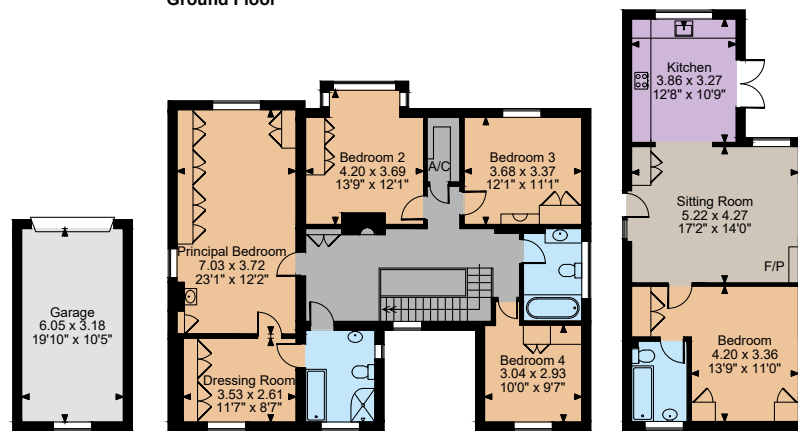
Nearby Schools

- LVS Ascot
- St. Georges School, Ascot
- St. Mary's School, Ascot
- Heathfield School, Ascot
- Papplewick School, Ascot
- The Marist School, Ascot
- Sunningdale School
- Charters School, Sunningdale
- Lambrook School, Winkfield Row
- ACS International School, Egham
- American International School (TASIS), Thorpe





Ground Floor



First Floor

Annexe

The position & size of doors, windows, appliances and other features are approximate only.
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Floorplans

House internal area 3,378 sq ft (314 sq m)

Garage internal area 362 sq ft (34 sq m)

Total internal area 3,740 sq ft (348 sq m)

For identification purposes only.

Directions

SL5 7DB

what3words: ///riches.hugs.curiosity - brings you to the development entrance

General

Local Authority: Royal Borough of Windsor & Maidenhead – Tel. 01628 683800

Services: Mains electricity, gas, water and drainage. Under-floor heating.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: B

Service Charge: TBC

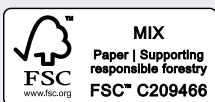
Ascot

37 High Street, Ascot, Berkshire SL5 7HG

01344 636960

ascot@struttandparker.com
struttandparker.com

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