



34 Boleyn Mews
Ascot, Berkshire

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**STRUTT
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BNP PARIBAS GROUP 

4 Boleyn Mews Ascot, Berkshire SL5 8FY

Set within a highly desirable development, a contemporary home with stylish presentation and a woodland backdrop

M3 (Jct 3) 4.5 miles, M25 (Jct 13) 9.5 miles, Martins Heron station 1.1 miles (London Victoria 57 minutes), Ascot station 1.9 miles (London Waterloo 57 minutes), Heathrow Airport (T5) 12.4 miles, Central London 31.5 miles

Reception hall | Sitting room | Kitchen/
Breakfast/Family room | Utility cupboard
Cloakroom | Principal bedroom with en suite
bathroom | 2 Further bedrooms (1 en suite)
Family bathroom | Car port | Allocated parking
space | Garden | EPC rating B

The property

With an appealing façade featuring arched architecture and blue-toned timber boarding, the house is a smart, mid-terrace home forming part of a superb development by Berkeley Homes, and offering light and airy accommodation arranged over two floors. Fresh neutral décor provides a bright living environment with a calming ambience, and on the ground floor the reception hall gives access into a sitting room which provides a relaxed setting for down-time. The kitchen/breakfast/family room to the rear offers a convivial hub, with space for casual seating and for dining alongside glazed bi-folding doors which allow a seamless transition from the inside to the outside. Fitted with a range of contemporary units, stone work surfaces and integrated appliances, the kitchen incorporates a breakfast bar unit which forms a subtle divide within this sociable space. Located off the reception hall is a cloakroom, and utility and storage cupboards.

The neat presentation continues on the first floor, where the principal room features a wall of fitted wardrobe storage and access to an en suite bathroom with a bath and separate walk-in shower cubicle. There are two further bedrooms, one with an en suite shower room, and a stylish, fully-tiled family bathroom with modern fixtures.

Outside

Clipped evergreen and floral shrubs at the front of the property create a visually appealing arrival, with the rear garden also featuring manicured hedging, topiary trees and architectural planting. An area of lawn is framed by the planted beds to the boundaries, with paved terracing spanning the back of the home offering opportunities for outdoor dining and relaxation. The paving extends to form a walkway to one side of the garden, leading to the far margin where a shed provides storage.

Location

Boleyn Mews forms part of the Brompton Gardens development which is a collection of exclusive homes nestled in the heart of a stunning woodland setting in Ascot. It is ideally located for commuters with Martins Heron station being close by and the stations at Ascot and Sunningdale also within easy reach, whilst road users have good access to the M3 and M25 for onward journeys. For everyday needs, Ascot High Street provides an excellent selection of shops, services and restaurants and is home to the renowned Royal Ascot Racecourse.

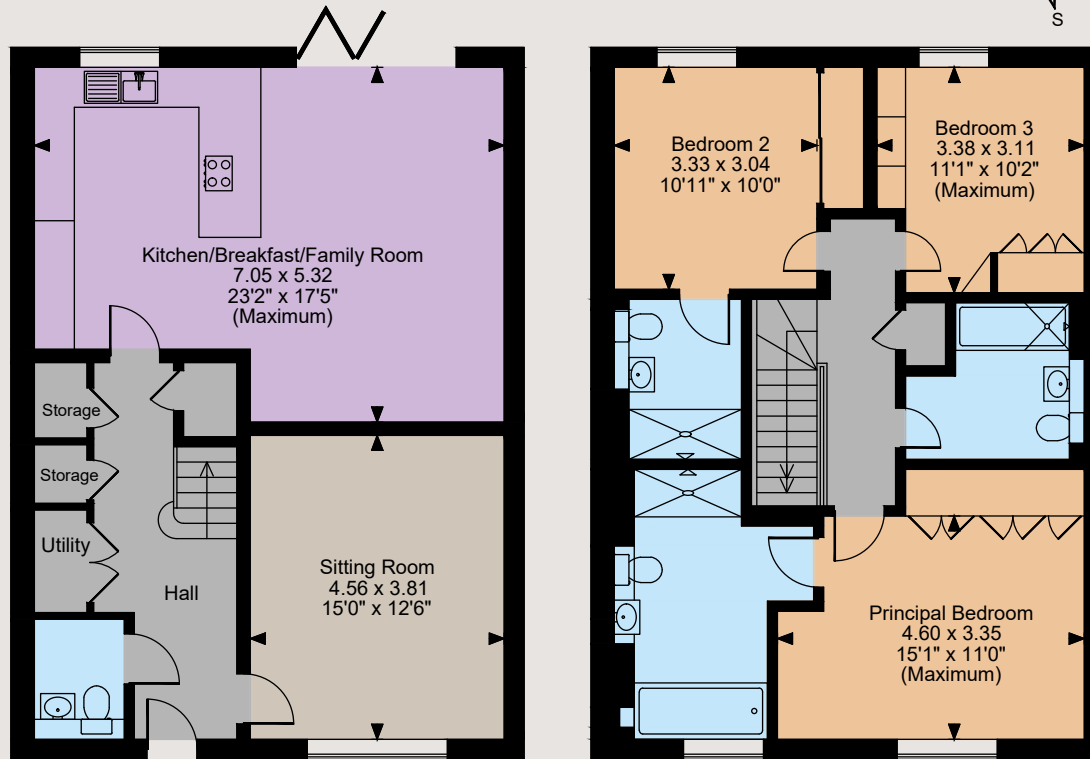
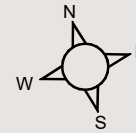
A wealth of leisure amenities lie close at hand with prestigious golf clubs at Wentworth, Sunningdale, Swinley Forest, Windlesham and The Berkshire, and walking, cycling and horse riding in the magnificent Windsor Great Park.

There are a number of well-regarded schools in the area including the outstanding-rated Charters School in Sunningdale, Heathfield, St George's, St Mary's and LSV schools in Ascot, Lambrook School in Winkfield Row, and Eton and Wellington colleges.





Floorplans
House internal area 1,499 sq ft (139 sq m)
For identification purposes only.



Ground Floor

First Floor

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

With Strutt & Parker's Ascot office on your right, head along the High Street and straight over at the mini-roundabout. Follow the road (passing Ascot Racecourse on your right) to the Heatherwood Hospital roundabout and take the 2nd exit into London Road/A329. After just over a mile, turn left into Seymour Drive and Boleyn Mews will be found on the right hand side.

what3words: ///drips.bind.organ

General

Local Authority: Bracknell Forest Council
Services: Mains services. Under-floor heating to the ground floor.
Council Tax: Band F
Tenure: Freehold
Guide Price: £895,000

Ascot

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