

THE
EVERGREENS

KINGSWOOD

ASCOT SL5



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

The Control 4 system is immediately on hand for smart management of air conditioning, heating, lighting, audio visual, access and security throughout the entire house**


Robber garage fitted for an EV charger, automated garage floor, finished walls and tiled floor with space above for storage of a workshop.

Security: Double glazed hardwood windows and aluminium bifold and sliding doors with a multi-point locking system. Mains supplied fire and smoke detectors fitted to the kitchen, hall and landings with a battery backup. Advanced fire and intruder alarm systems and a pre-wired CCTV system all with potential remote access**

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 large format tile patio and paving provided to the rear garden gives level access to the stunning rear gardens across the full width of the house.



A home meticulously designed to be a quiet observer of the beautiful, natural landscape, makes Kingswood 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, Kingswood is set in 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

KINGSWOOD


A STUNNING HOME SET IN 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

- 

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

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)
- 

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

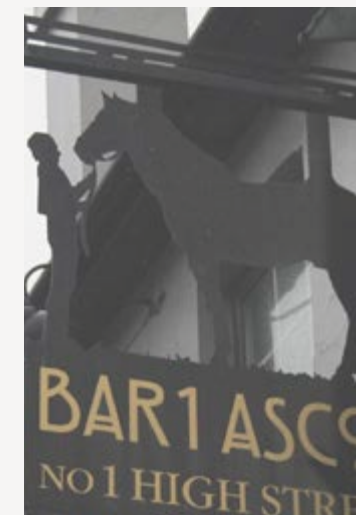
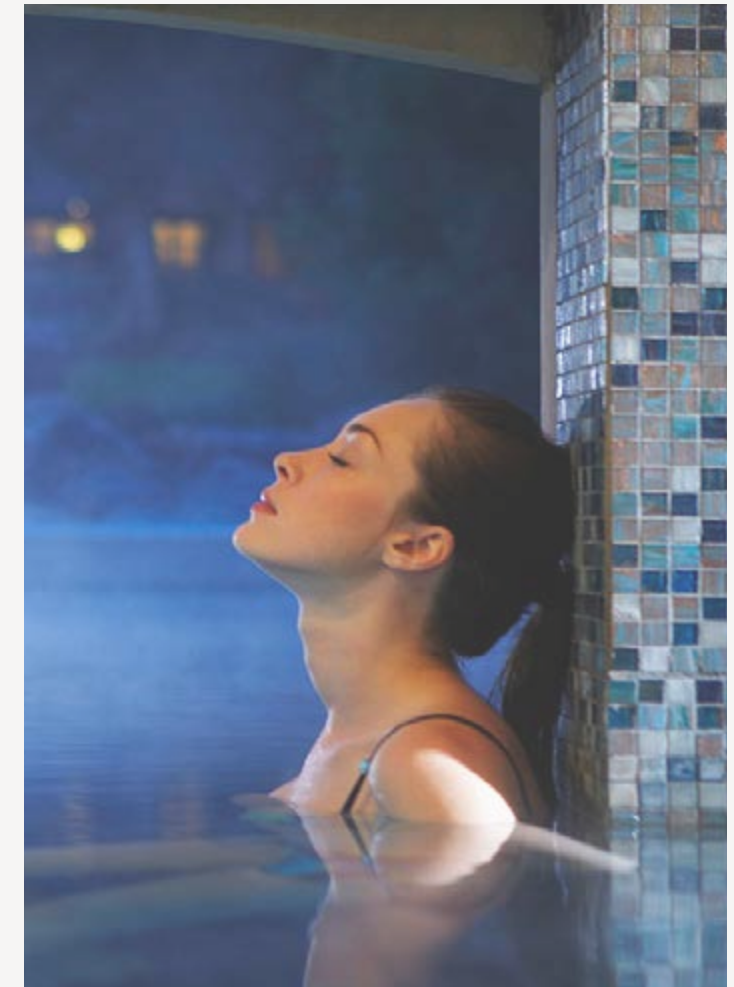
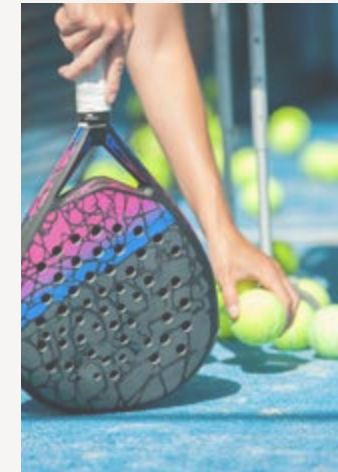
The area offers the best of all worlds, with an undeniable village charm meeting the vibrant Ascot high street and neighbouring Windsor, both offering excellent leisure facilities, parks and woodlands. The location is perfect for nature-lovers, boasting a plethora of green spaces, several of which are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

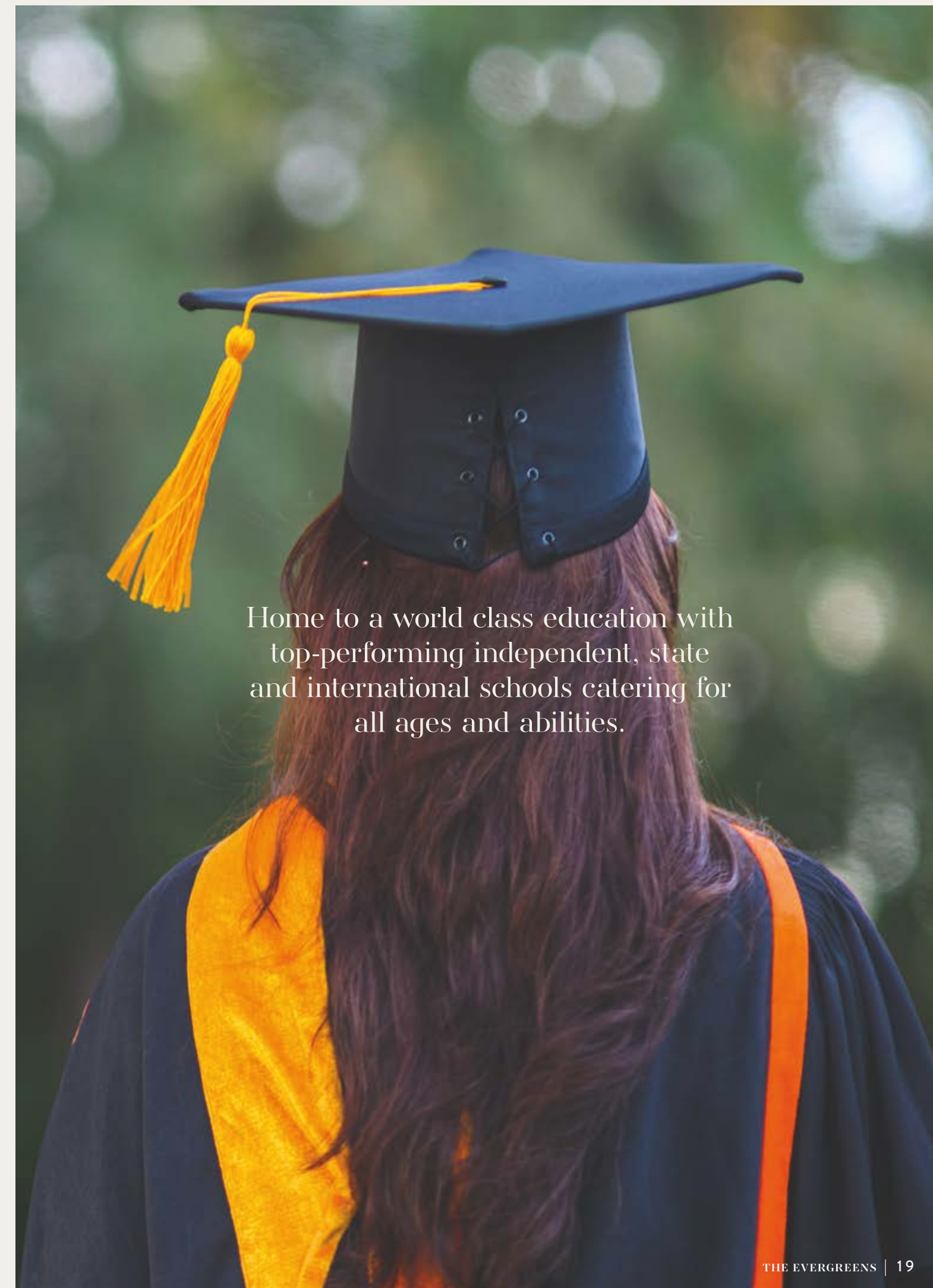


ACS International
Independent (Day & Boarding)
Primary & Pre-School
Age Pre-K - 12
Surrey - 12 min drive (4.3 miles)



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.

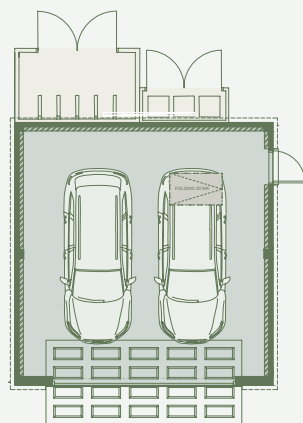


TRUE TO TRADITION

GEORGIAN INSPIRED ARCHITECTURE & INTERIORS

Taking inspiration from Berkshire's wealth of beautifully preserved, period stately Georgian homes, the architecture of Kingswood 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 cornicing 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, Kingswood 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.

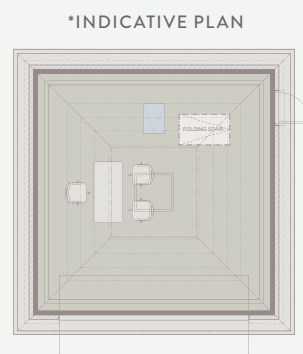
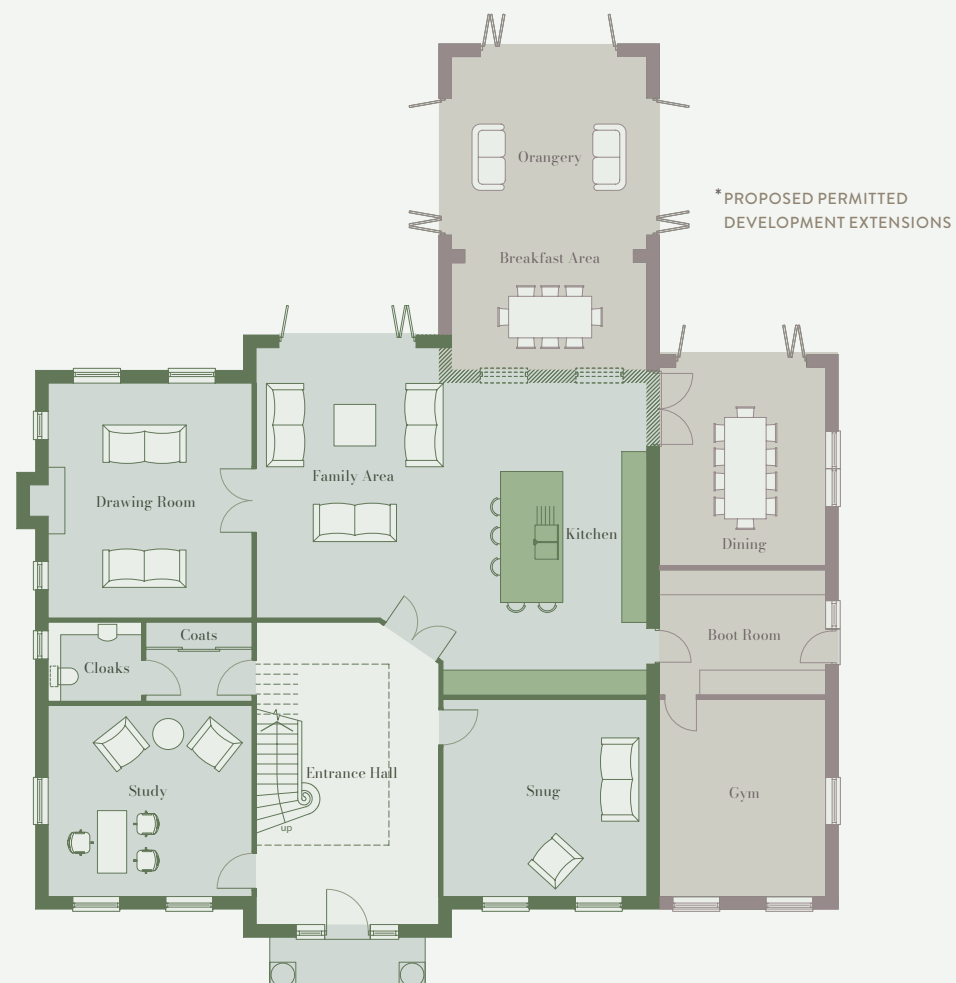


GARAGE

404 SQFT (37.5 M²)

GROUND FLOOR

2895 SQFT (269 M²)
(*INCLUDING PROPOSED EXTENSIONS)

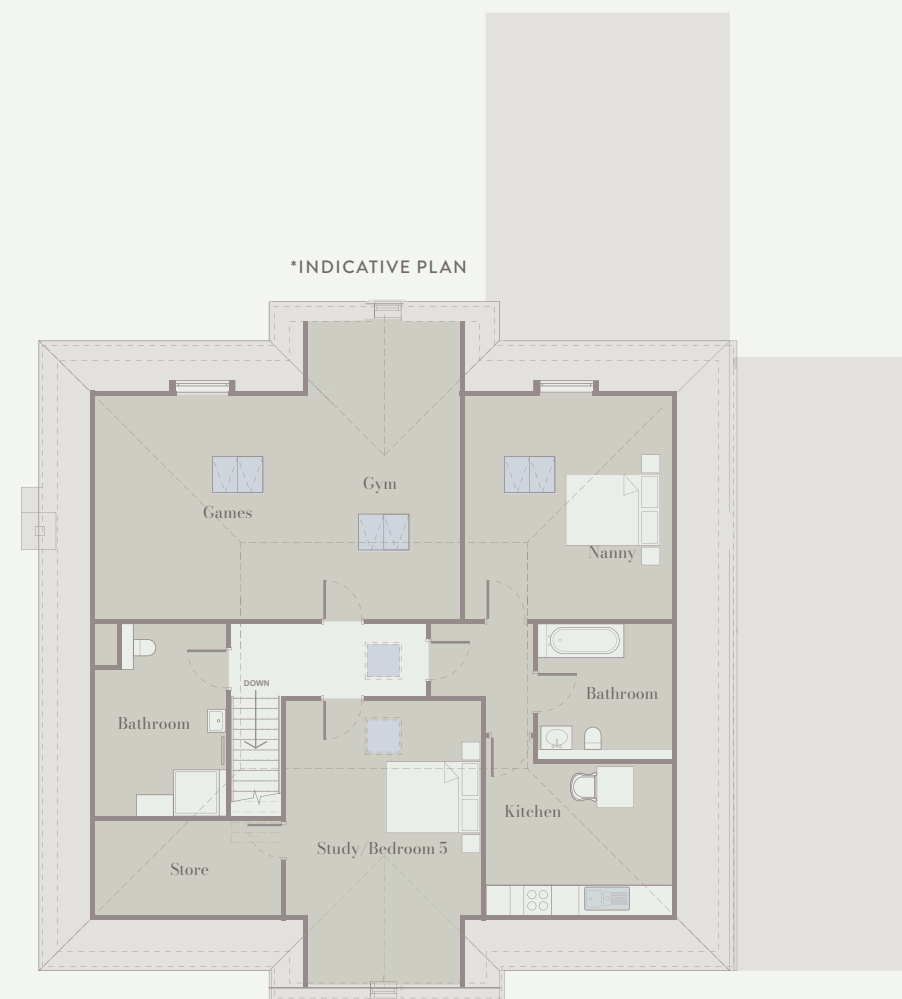


GARAGE ROOF (*PROPOSED)

328 SQFT (30.5 M²)

FIRST FLOOR

1980 SQFT (184 M²)



SECOND FLOOR (*PROPOSED)

1453 SQFT (135 M²)

7061 SQFT (656 M²)

**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.



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 Kingswood, 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.



Awaken to stunning garden views
from the master bedroom terrace



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.

Programmable external lighting with provision for additional front and rear lighting, all subject to the beautiful natural habitat.

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.

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.



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.





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.

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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