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Birch Lane, *Ascot*

OSBORNE HEATH

An exceptional newly built six-bedroom detached residence, discreetly positioned within a peaceful cul-de-sac and set behind its own private gated entrance. The property features a gated driveway, double garage, and offers the opportunity for site visits by appointment. Completion is anticipated for Summer 2026.

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.

EPC rating TBC. Council Tax Band TBC. Please note that all internal photographs are CGI images and a representation of the finished project.





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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