



8 BEECHGROVE  
— SUNNINGHILL, ASCOT —

**SE** STOWHILL  
ESTATES  
BERKSHIRE

SELLING UNIQUE AND BEAUTIFUL HOMES



## LUXURY APARTMENT LIVING

This first-floor apartment is set in the perennially popular Beechgrove development, tucked away in a quiet leafy Sunninghill street, right next to Ascot. Constructed by Millgate Homes in 2022, the 14 exclusive apartments found here offer incredible privacy, unrivalled facilities and a wonderful lifestyle for those fortunate enough to call it home.



## REFINED ELEGANCE

Church Lane is a quiet, peaceful, tree-lined, no-through street, so you'd be forgiven for forgetting that you are only a short stroll from the centre of Ascot. And that's precisely what Beechgrove facilitates – it provides a private, secure oasis of calm that allows you to switch off from the day-to-day. The moment the electric gates close behind you and you see the imposing, columned portico entrance, the space and tranquillity of the manicured grounds welcome you home.

It doesn't end there either. The double-height entrance hall is spacious and refined, tasteful yet characterful; hinting at what's yet to come as you venture further into the building.



## SPACE TO RELAX AND ENTERTAIN

Apartment 8 is set on the first floor in the south-east corner. As you would expect with a building of this quality, there is both lift access and an attractive open staircase to all floors, including the ample, gated basement parking. Crossing the landing in the entrance hall, at the end of a small, private corridor shared with only one other apartment, you find the satisfyingly substantial front door.

Inside, the large entrance hall provides ample space to receive guests and connects one end of the apartment with another. It's here you first start to see the additional attention to detail implemented by the current owners. Dimmable coffer LED lighting

helps set the mood while the statemental pendant light creates a stylish, homely feel. Underfoot, beautiful herringbone timber flooring helps 'zone' the space and provides a practical and elegant look and feel, thanks to the underfloor heating which is found throughout all areas of the apartment with individual room-by-room thermostats.

On one side of the hallway are four built-in cupboards offering storage and access to utilities, fuse boards, water tanks etc. One of these is a double-width space and houses your utility appliances, with a free-standing Siemens washing machine and tumble drier, worktops and additional storage.

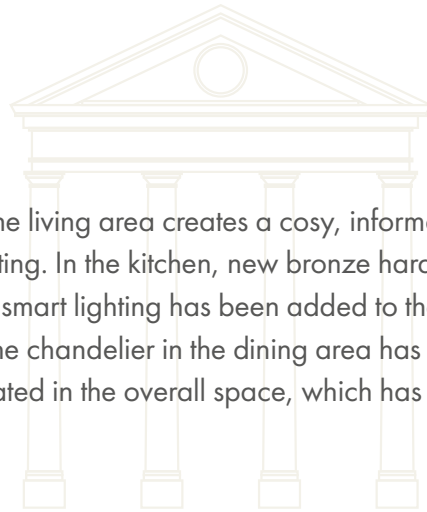


## RELAX, UNWIND OR ENTERTAIN

Just off the centre of the hallway is where you find the heart of the home. Conceived by the architects as the 'super-room' – this is an open plan, triple-aspect kitchen, dining and living space with direct access to the balcony. Tastefully finished with features such as large, porcelain tiling and ornate skirtings and architraves, the current owners have taken this space forward a significant step.







The addition of a beautiful media wall in the living area creates a cosy, informal space to relax, further enhanced by the inclusion of a fireplace and extended lighting. In the kitchen, new bronze hardware has been added to cupboards with a kitchen tap to match, while undercounter smart lighting has been added to the large centre island, complimented further by the hanging pendants above. Finally, the chandelier in the dining area has been replaced and re-positioned to allow the table to be more centrally located in the overall space, which has improved the flow immeasurably.







## CULINARY DELIGHTS

The kitchen itself is full of state-of-the-art appliances to satisfy any culinary wizardry you can conjure. A Siemens oven with Home Connect and microwave combination oven work alongside the Siemens iQ700 induction hob and ceiling extractor to make cooking a breeze. While the Siemens dishwasher, integrated bins and waste disposal means cleaning up is just as easy. You also have a Siemens warming drawer, integrated Siemens fridge / freezer and a separate Caple dual-zone wine cooler, so you are truly, well-catered for.









## BED, BATH AND BEYOND

The principal suite contains a suitably sizeable bedroom and a generous en suite. The double aspect bedroom has direct access to the balcony and the secondary window provides a perfect space for a dressing table. The luxury silken carpet combined with the underfloor heating makes this a supremely cosy space and there is plenty of storage thanks to the array of built-in wardrobes and shelving. Of course, you can never have too much storage so, again, the current owners have further enhanced this space by nearly doubling the number of wardrobes with perfectly matched, additional, hand-built units.

When it comes to those warm, summer evenings, there's also air conditioning to help ensure a cool night's sleep.





The four-piece en suite features a double-sink floating vanity unit with plenty of storage and recessed shelving cleverly built in around the room. The large bath with handheld shower sits adjacent to the walk-in shower with rainfall head and rinser and when you hop out, of course, the underfloor heating will keep your toes warm, but the heated towel rail ensures your towel is just as toasty too. This space is as aesthetically pleasing as it is practical, festooned with neutral tones and extended lighting to compliment the natural light from the double-width window.



At the opposite end of the apartment, you find the second bedroom. A well-proportioned, double room with built-in wardrobes and space for freestanding furniture. If you don't permanently need a second bedroom, it's a perfect space for a guest room, home office or even a separate snug.

Just outside the door is the entrance to the bathroom. Another well-appointed and well-designed room with a bath with overhead rainfall shower and rinser, WC and floating vanity unit with basin.





## OUTSIDE ENTERTAINING

The generous private balcony can be accessed via French doors from the living area and provides plenty of space for outdoor furniture to enjoy the fresh air during the day or to sit and relax in the evenings with the added benefit of wall lanterns. It also includes external power for any gadgets, while a second set of French doors connect it directly to the principal suite, perfect for an al fresco morning coffee to start the day.



## A GARDEN OF STATELY PROPORTIONS... AND FACILITIES

Beechgrove residents enjoy exclusive use of the 9.46 acres of grounds which include extensive lawned areas and mature woodland and planting. However, one of the real points of differentiation here is inclusion of the all-weather tennis court and heated outdoor swimming pool, meaning you can rest, play or exercise to your heart's content! Thanks to their location and clever planting, they are also in a position to receive sunshine throughout the day and when it's not in use, the electrically operated pool cover makes short work of tidying.





## EFFICIENT AND TECH-SAVVY

The apartment features several intelligent systems and technical components which, again, set it a cut above. For example, the boiler has an additional app-operated Grohe leak detector installed to keep you safe from any future water issues.

Speaking of water, an Aquabionic water softener is also present to keep your appliances operating in tip-top, scale-free condition. Meanwhile the Vent Axia air circulation system keeps things fresh and clean.

There are TV points in all rooms which are wired for ethernet and Sky Q, and fibre broadband is available. When it comes to security, aside from the video intercom which operates access to the main gates and the main door of the building, the apartment also has its own alarm system.

In terms of peace of mind, there is a home builders' warranty in place until 1st Oct 2032 and the leasehold for the property expires in 3021 meaning, at the time of writing, there are approximately 996 years remaining.



## AN OWNER'S PERSPECTIVE

The current owners love living here and the lifestyle that comes with it. They regularly frequent local restaurants, with some of their favourites being Bluebells in Sunninghill, Seasons at Laversham Barns, Coworth Park, and the Thatched Tavern, which is accessible cross-country on foot from Church Lane. In fact, as is Ascot high street, without ever having to use the main roads making for a lovely, quiet stroll for a drink, dinner or just extra provisions. Speaking of which, they particularly appreciate having Waitrose in Sunningdale just 6 minutes away for convenience, but with so many great restaurants, hotels and pubs in the area, they very much like to make the most of eating out whenever possible!





## ROUND AND ABOUT

Local Michelin-starred dining includes Woven by Adam Smith at Coworth Park, as well as The Waterside Inn and Heston Blumenthal’s Fat Duck in Bray.

If, after all those delicious meals out, you want a bit more than a swim at home or you feel in need of a detox, there are plenty of health clubs and spa facilities nearby; including Coworth Park, The Wentworth Club and The Fairmont Windsor Park.

When you want to make the most of the great outdoors, you’re perfectly placed for all sorts of activities and walks locally. Alternatively, you can head over to Windsor Great Park, Virginia Water or Savill Garden to enjoy walks, cycling, or riding in stunning scenery. You can also attend one of the regular annual events, such as Windsor flower show, either just to admire the displays or perhaps even take part and aim for a rosette in the produce show.

This area is right in the centre of the Berkshire golf belt with a choice of world-famous courses and events including Wentworth, Sunningdale and The Berkshire under 10 minutes away, while even closer to home is Royal Ascot Golf Club.

Of course, this is also an area synonymous with equestrian pursuits – Ascot racecourse is walking distance if you fancy a flutter or a day out. Alternatively, perhaps pop along to a polo tournament at Guards Club for some thrills, spills and divot stomping!

Families are spoilt for choice with an excellent selection of schools in the area including Lambrook, Papplewick, Charters, Hall Grove, St George’s and St Mary’s Schools Ascot, The Marist Schools and St Michaels C of E School. Additionally, there are two international options, TASIS and ACS Egham as well as access to Eton and Wellington Colleges.

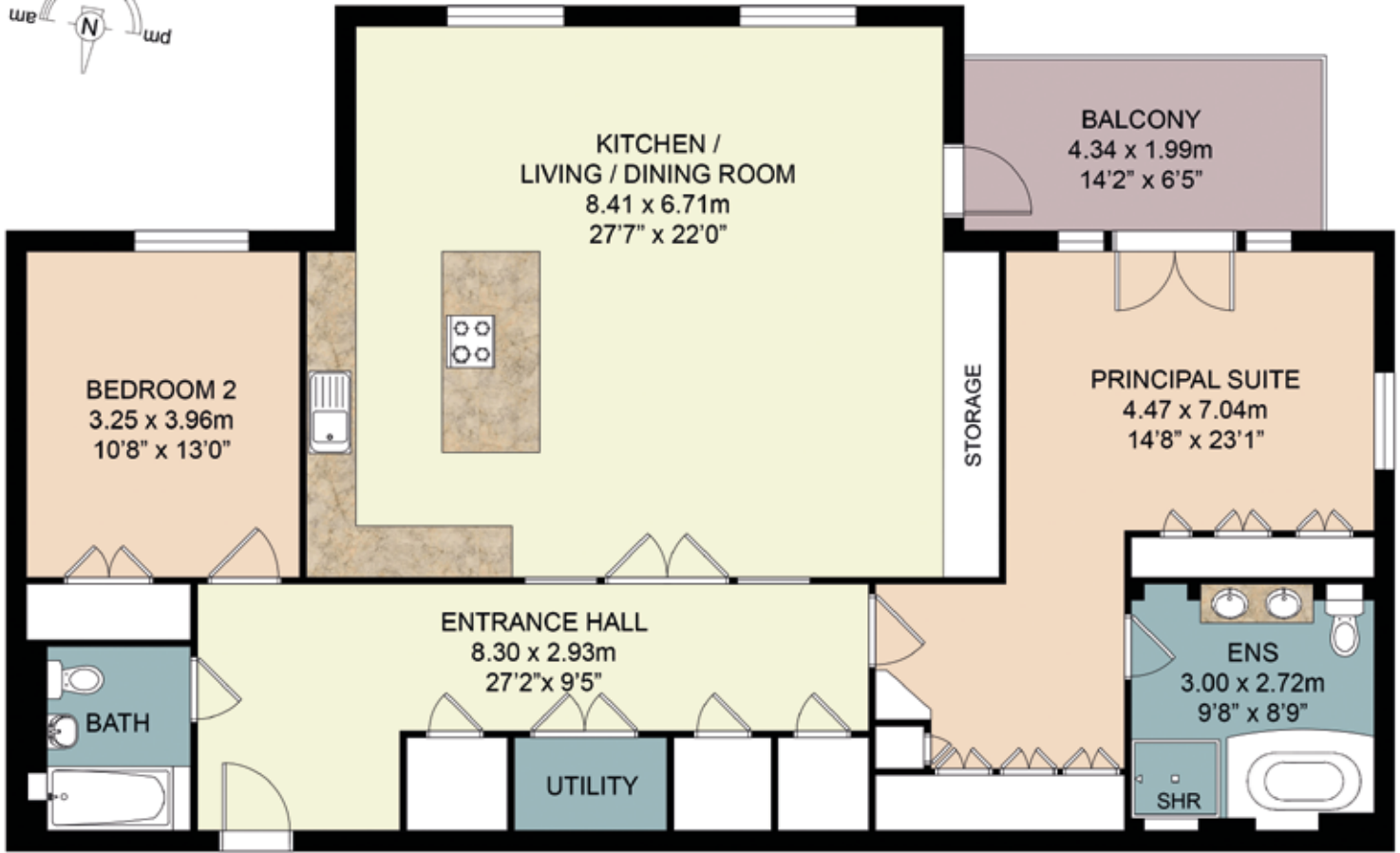
### Distances

Sunninghill Village	0.4 miles / 1 min	Coworth Park	1.9 miles / 5 mins	Wentworth	3.2 miles / 8 mins
St George’s School	0.8 miles / 3 mins	Waitrose Sunningdale	2 miles / 6 mins	Virginia Water	3.5 miles / 7 mins
Ascot high street	1.1 miles / 3 mins	Sunningdale station	2 miles / 6 mins	Lambrook School	4 miles / 9 mins
Ascot station	1.5 miles / 4 mins	Sunningdale Golf Club	2.2 miles / 6 mins	Windsor Great Park	4.1 miles / 7 mins
Macdonald Berystede spa	1 mile / 4 mins	Seasons Kitchen	2.5 miles / 7 mins	Legoland	5.4 miles / 9 mins



THE FINER  
DETAILS

- EPC: B
- Council Tax Band: G
- Services: The property has mains electricity, gas, water and drainage
- Heating: Mains gas and underfloor
- Local Authority: Royal Borough of Windsor and Maidenhead
- Tenure: Leasehold – 999 years from 2022. Lease Expires in 3021.



Approximate Area:  
140.20 sq.m / 1510 sq.ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Boxbrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

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