



## BROCKENHURST ROAD

SOUTH ASCOT, SL5 9DJ

**OFFERS OVER £675,000**  
FREEHOLD

This recently renovated semi-detached home offers a wonderful blend of modern living and comfort located in the heart of South Ascot within fantastic distance to local schools, train station and parks.

The heart of the home is undoubtedly the stunning open plan kitchen, which has been meticulously

**HP.**  
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## BROCKENHURST ROAD, SOUTH ASCOT

- Four bedroom family home + Annexe • No onward chain • 0.3 Mile Walk to Ascot Station • Located in great proximity to local schools and parks • Located in the heart of South Ascot • Contemporary and modern finishing throughout • Additional Self contained annexe with ensuite • Light-filled open plan kitchen • Bifold doors to rear garden • Driveway parking for 2 cars



designed to meet the needs of contemporary family life. This fully renovated space features sleek cabinetry and high-quality appliances, making it a joy for any home cook. The kitchen seamlessly extends into the dining area, creating a perfect flow for gatherings and family meals.

One of the standout features of this property is the bifold doors that open out to the rear garden, effortlessly merging indoor and outdoor living. This delightful garden space is perfect for summer barbecues or simply enjoying a quiet moment in the fresh air. Located in the garden is a newly constructed outbuilding perfectly suited for use as a home office, studio space or additional bedroom with its own independent bathroom.

The home comprises of four well-proportioned bedrooms, providing ample space for family or guests. The principal suite features built in wardrobes and an en-suite. A separate family bathroom is located off from the upstairs landing.

There are a variety of well regarded schools in both state and private sectors located locally. With catchment for South Ascot village primary and Charters secondary school. Private schools locally include LVS, St Marys, Hall Grove & Papplewick.



**BROCKENHURST ROAD,  
SOUTH ASCOT**

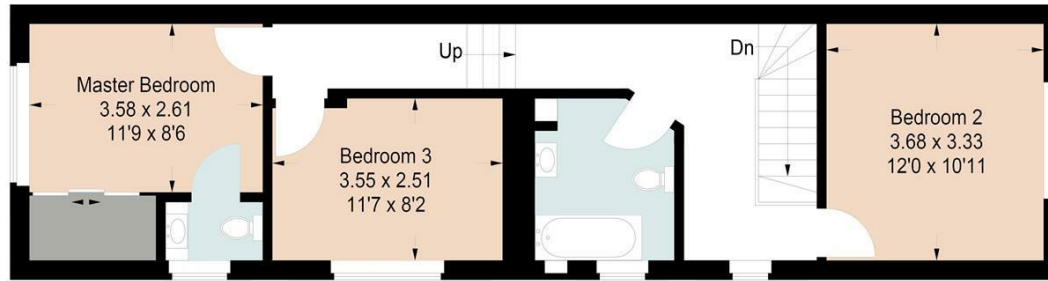




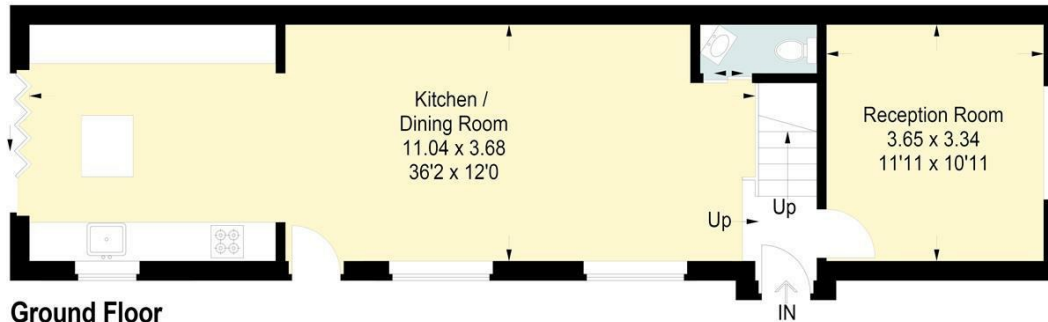


## Brockenhurst Road, Ascot, SL5

Approximate Gross Internal Area = 105.9 sq m / 1140 sq ft

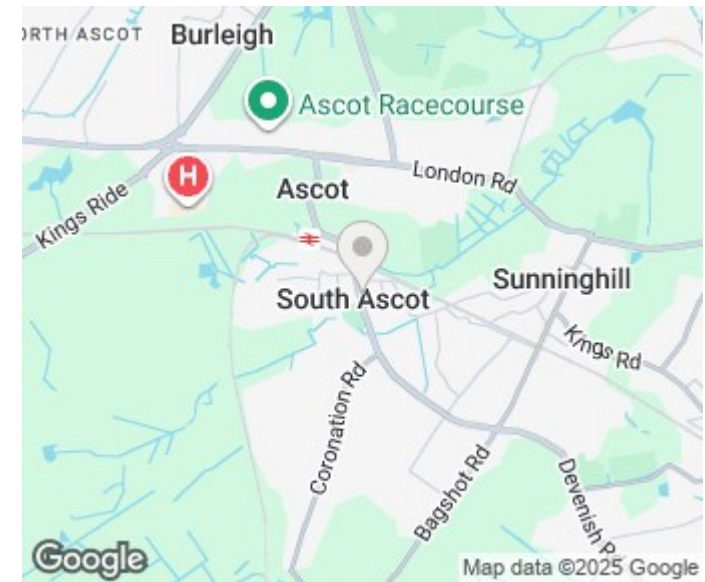


First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1260469)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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