



Derryville, Burleigh Lane, Ascot, SL5 8PF



DERRYVILLE x ASCOT



A UNIQUE WAY OF LIVING,  
AN EXTRAORDINARY LOCATION



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Derryville is more than a luxury new build home. It's a one of a kind 6-bedroom detached residence that's designed for exquisite modern living. Tucked away in a verdant part of Ascot, Derryville stands high in one acre of mature trees. The rear garden is south facing and offers ample room for entertaining and space to relax in tranquillity.

It encapsulates classically-inspired architecture, with high-specification features throughout that enhance your day to day life, from the Lutron smart lighting and air conditioning, to the underfloor heating throughout. The perfect property for a buyer who values privacy, but also proximity to picturesque Ascot and all it has to offer.





EVERY ASPECT OF DERRYVILLE  
HAS BEEN ELEGANTLY AND  
THOUGHTFULLY APPOINTED

## A private, leafy haven

Derryville can be found in Burleigh Lane, along a setback cul-de-sac. The plot is surrounded by mature trees ensuring the utmost privacy.

The grand entrance gate has a video access control system for enhanced security. Once you enter, you are greeted by a heated driveway leading up to Derryville amongst a one acre plot. You will see impressive open space and mature wooded areas - a garden that can truly be enjoyed in every season.





## ABOUT

### EXTERNAL FEATURES

Traditional construction

A beautiful front garden with feature landscaping

A south-facing rear garden with feature landscaping and grass into mature woodland

A limestone patio and paving provided to the rear garden across the full width of the house

Programmable external lighting with provision for additional front and rear lighting

External taps and power points (including blended tap for dog wash)

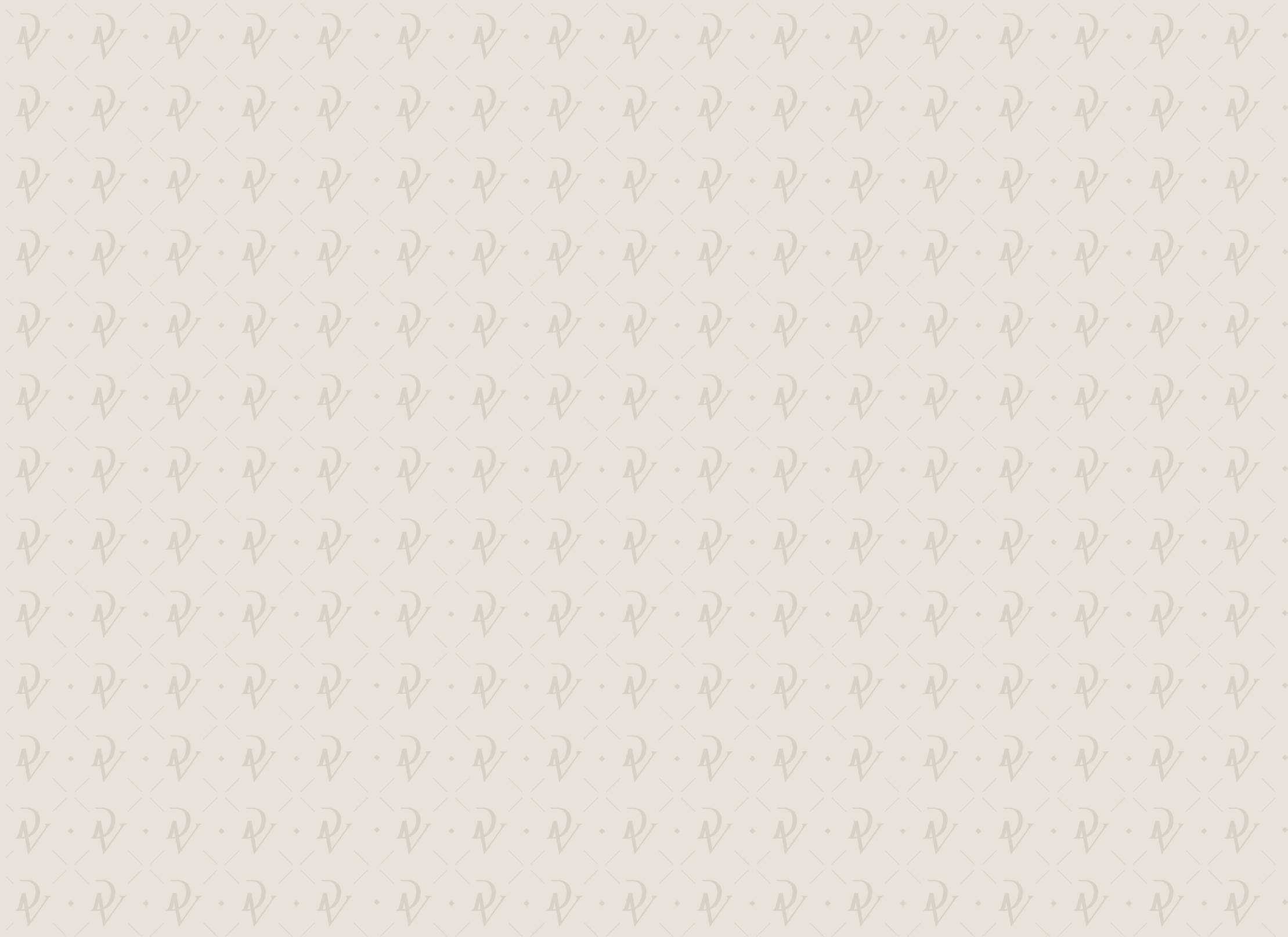
Automated gate with video entry

A heated driveway for ultimate peace of mind.

### REAR GARDEN

26m\* x 55m (l x w)

\*From rear of home to boundary



The Ground Floor



HALLWAY

The Grand Entrance

As you enter the main double doors, your eyes are immediately drawn to the sweeping walnut staircase. The Control4 system is immediately on hand for smart management of air conditioning, heating, lighting, audio visual and security throughout the entire house.

The formal dining room can be entered through double doors, which allow light to flood through the house. There are two sets of bifolding doors; one leading to the garden and one leading to the adjoining kitchen allowing flexible formal, informal or Alfresco dining options. The dining room has a dropped coffered ceiling and feature lighting.

Also leading off the hallway, is the cloakroom area with four double large bespoke cupboards with walnut doors leading to one of two ground floor cloakrooms. Here you will find a feature mirror, tiling and vanity unit.



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#### Kitchen

Adjoining the formal dining room - through bifold doors - is the immaculately presented kitchen. It displays a stunning island, walnut breakfast bar and dropped coffered ceiling. It is also thoughtfully equipped with Fisher & Paykel Integrated appliances and Silestone work surfaces and upstands.

Just off from the kitchen is a generous utility/boot room with bespoke built joinery and cupboard space, a Butler sink, Miele washing machine and tumble dryer.



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KITCHEN



LIVING ROOM

Living Room

Relax in the formal sitting room, with a grand fireplace and wood burner. Bifolding doors open out onto the limestone patio and turfed garden area. Feature lighting and parquet flooring add to the timeless elegance of the room.



Family Room

The downstairs family room - with beautiful parquet flooring - is ideal for multiple different uses. Fitted ceiling speakers make this an ideal room to watch movies with the family. Essentially, the space can be whatever you want it to be.

FAMILY ROOM



STUDY

## Study

The dual aspect study with parquet flooring is flooded with light and as a result, is an ideal place to work. With fibre connection, Cat 6/6A cabling throughout the house, and data points in every room, you can choose to work in any room you wish.

## The Ground Floor

Flexibility, for a modern way of living

### LIVING

6424mm x 5248mm  
211" x 173"

### DINING

4650mm x 4061mm  
154" x 134"

### KITCHEN

6936mm\* x 5248mm\*  
2210"\* x 173"\*

### STUDY

5248mm\* x 2968mm\*  
173"\* x 99"\*

### FAMILY

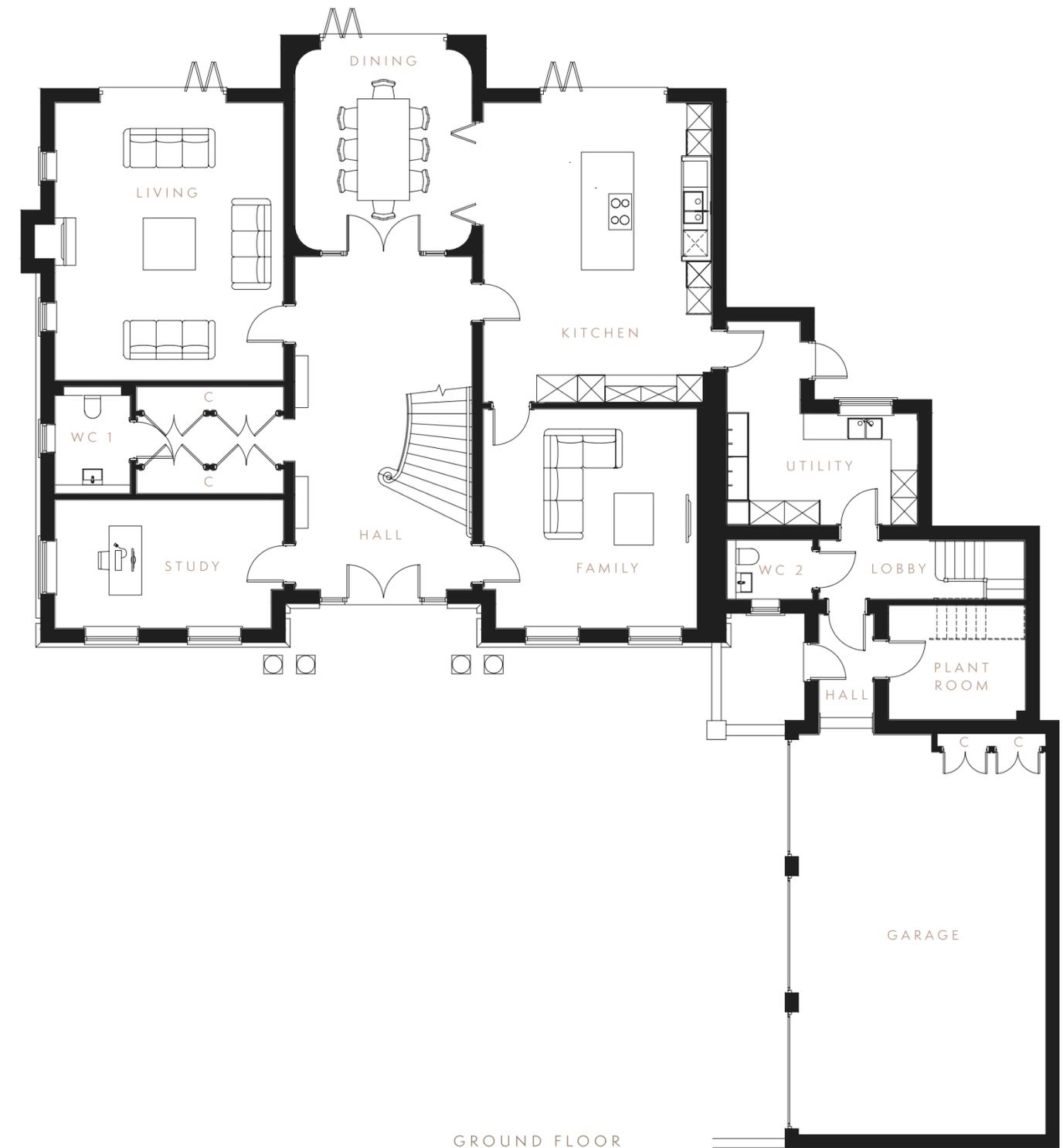
4910mm\* x 5075mm\*  
162"\* x 168"\*

### UTILITY

4710mm\* x 4373mm\*  
156"\* x 145"\*

\*Denotes maximum measurement

## PLANS



GROUND FLOOR



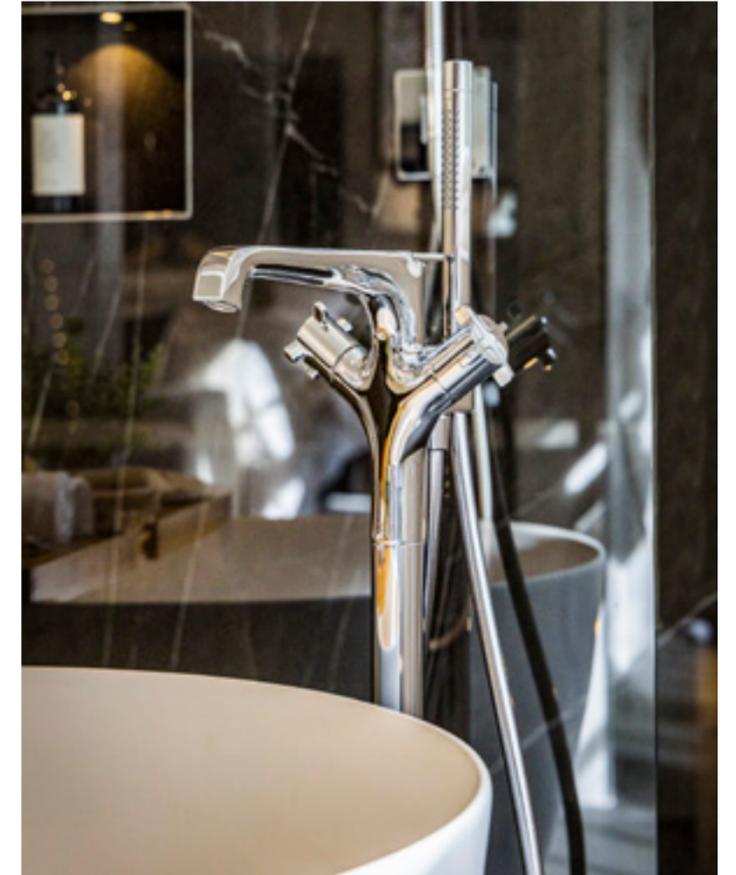


MASTER BEDROOM

As you walk up the side-lit stairs, you find the master bedroom. The master is generously sized, and behind walnut pocket doors you will find a dressing room, dressing table and fitted bespoke wardrobes.



MASTER ENSUITE



## Master Ensuite

The ensuite bathroom has impactful full-wall feature tiling, a standalone Victoria and Albert bath and a shower screen with three shower attachments. Feature-lit his and hers vanity units are also added for extra convenience and design appeal.

## The First Floor

Bedroom two, three and four all come with ensuites that boast feature tiling and fitted wardrobes with walnut doors. The utility cupboard has a Miele washing machine and dryer for extra functionality, so laundry is always accessible.

### BEDROOM 1

5248mm x 4698mm  
17'3" x 15'5"

### BEDROOM 2

5248mm\* x 4374mm\*  
17'3"\* x 14'5"\*

### BEDROOM 3

5248mm\* x 3025mm\*  
17'3"\* x 10'0"\*

### BEDROOM 4

5248mm\* x 3625mm\*  
17'3"\* x 11'11"\*

### ANNEXE LIVING

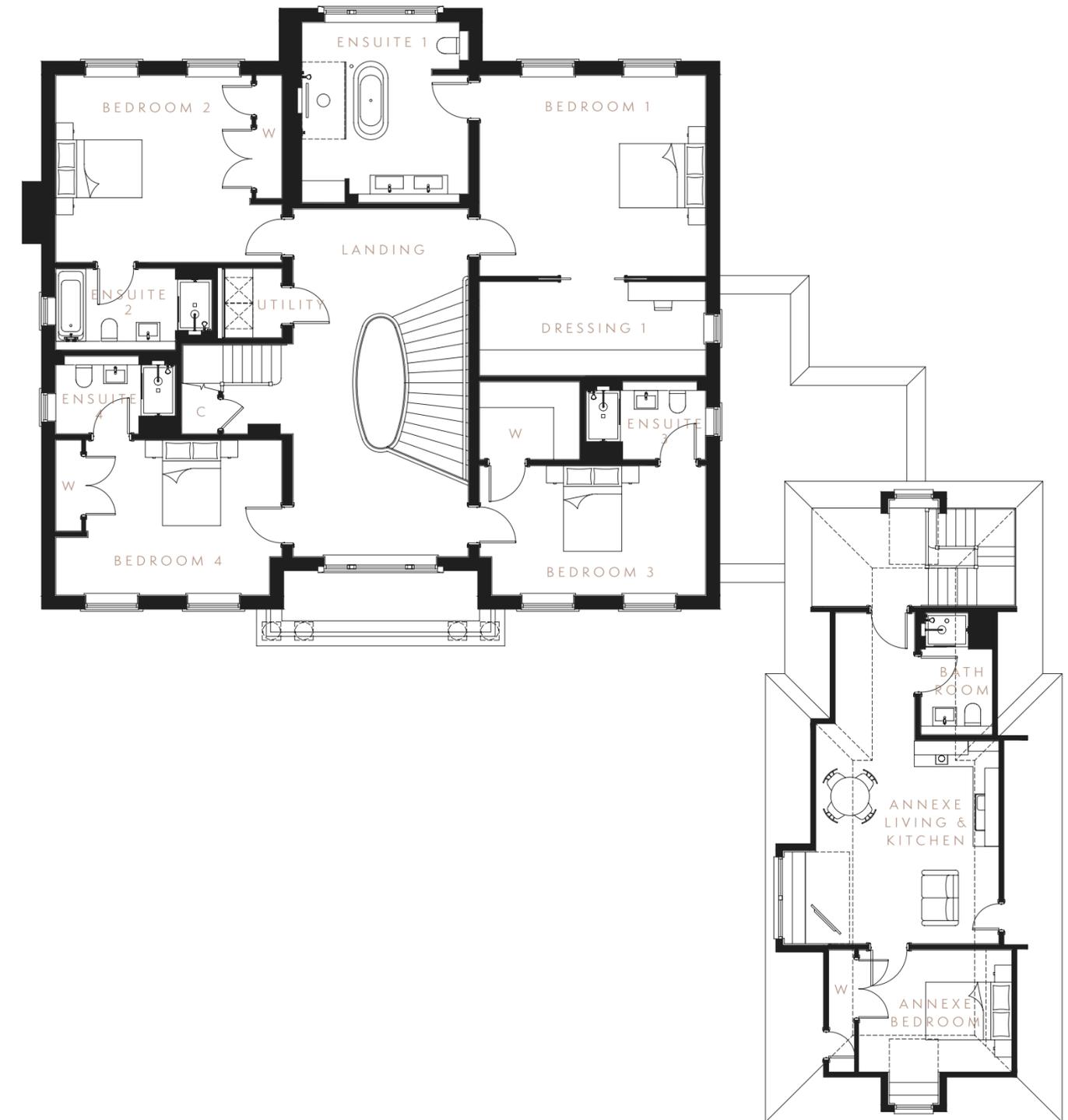
7742mm\* x 4794mm\*  
25'5"\* x 15'9"\*

### ANNEXE BEDROOM

3557mm\* x 3396mm\*  
11'9"\* x 11'2"\*

\*Denotes maximum measurement

## PLANS



FIRST FLOOR



This floor 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, games room, or a living space for a teenager - it's flexible living at its finest.

The landing area is huge, leading to a bedroom with an ensuite bathroom and walk-in wardrobe. A true modern lifestyle, for modern people.



## The Second Floor

Here, the store room could make an ideal second study for a teenager.

### BEDROOM 5

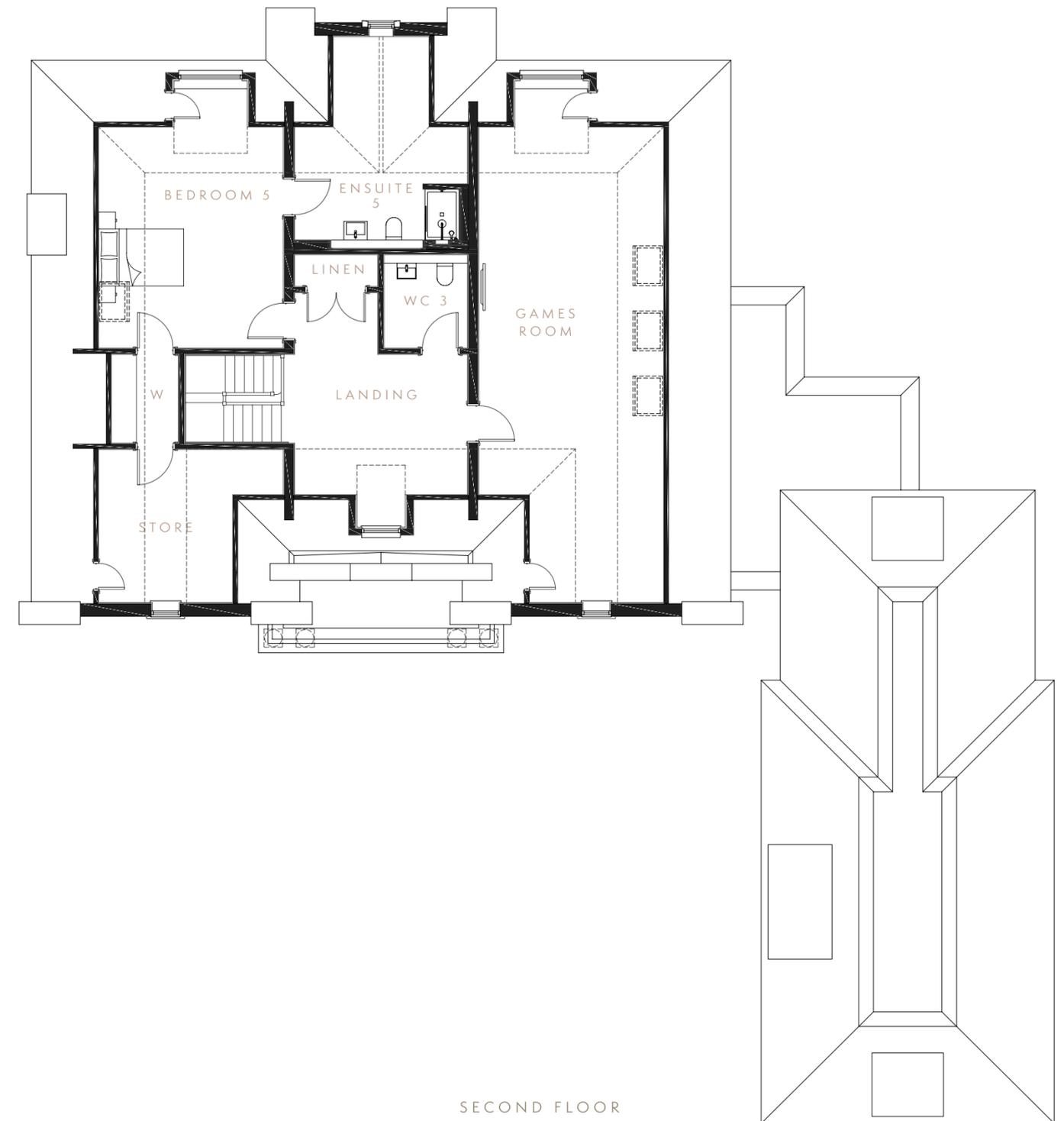
6136mm\* x 4345mm\*  
20'2" x 14'4"

### GAMES ROOM

12161mm\* x 4345mm\*  
39'11" x 14'4"

\*Denotes maximum measurement

## PLANS





REAR GARDEN

Relax - and play - in the extensive front and rear landscaped gardens and woodland.



SPECIFICATION



## Specification

Kitchen & Utility, Bathroom, Ensuite & WC

4 5

Perfectly designed for relaxing or entertaining, the luxurious kitchen and living areas are generously proportioned and thoughtfully equipped.

## KITCHEN + UTILITY

- In frame shaker style kitchen in Farrow & Ball paint colours equipped with a comprehensive range of wall and floor cabinets
- Work surfaces and upstands are in silestone with Blanco Siligranit undermounted sink with Bronze Tap, and a Spevka breakfast bar in Walnut complements the functionality of the Kitchen
- Appliances include Fisher & Paykel integrated ovens, steam oven, microwave, coffee machine, dual zone wine cooler and American style fridge, freezer, integrated Miele dishwasher and a Bora induction hob and integrated extractor. A Quooker carbonated hot and cold water tap is also included for convenience

"With a Quooker in your kitchen you always have instant 100°C boiling water alongside regular hot and cold. Add a Quooker CUBE and you will also have filtered chilled and sparkling water."

- The ground floor utility room benefits from bench seating and hanging space in addition to ample cabinetry reflecting the kitchen, with free standing Miele washing machine and tumble dryer
- The first floor utility area provides free standing Miele washing machine and tumble dryer with storage for linen and towels.

## BATHROOM, ENSUITE & WC

- Luxurious white sanitaryware and bronze/chrome fittings throughout
- Cloakrooms benefit from a vanity unit, feature mirror, porcelain tiled floors with fully tiled walls to ground floor cloakrooms
- The master ensuite bathroom includes a free standing bath, wet room shower area, double basin vanity unit, feature mirror, heated towel rails, demister mirrors, porcelain tiled floors and feature tile to shower wall
- Other ensuite bath and shower rooms benefit from a vanity unit, feature mirror, heated towel rail, demister mirrors, porcelain tiled floors and feature tile to shower walls.

4 6

REFINED FINISHING TOUCHES  
FROM CORNER TO CORNER

High-quality panelled walnut veneer internal doors with polished chrome ironmongery

Feature glazed screen and doors between the hall and dining area

Elegant curved main staircase with walnut treads and handrail

Porcelain floor tiling to entrance hall, kitchen/dining area, family room, cloakroom, utility areas and plant room

Fitted carpets to the stairs, landings and all bedrooms

Engineered timber flooring to study, drawing room, family room, games room and annexe living and bedroom

Limestone fireplace and log burner adorning the drawing-room

Feature cornice to the drawing-room, hall and the first-floor landing

Coffered ceiling to the dining area and over the kitchen island

Externally designed lighting and feature lighting throughout.



## GARAGE ANNEXE

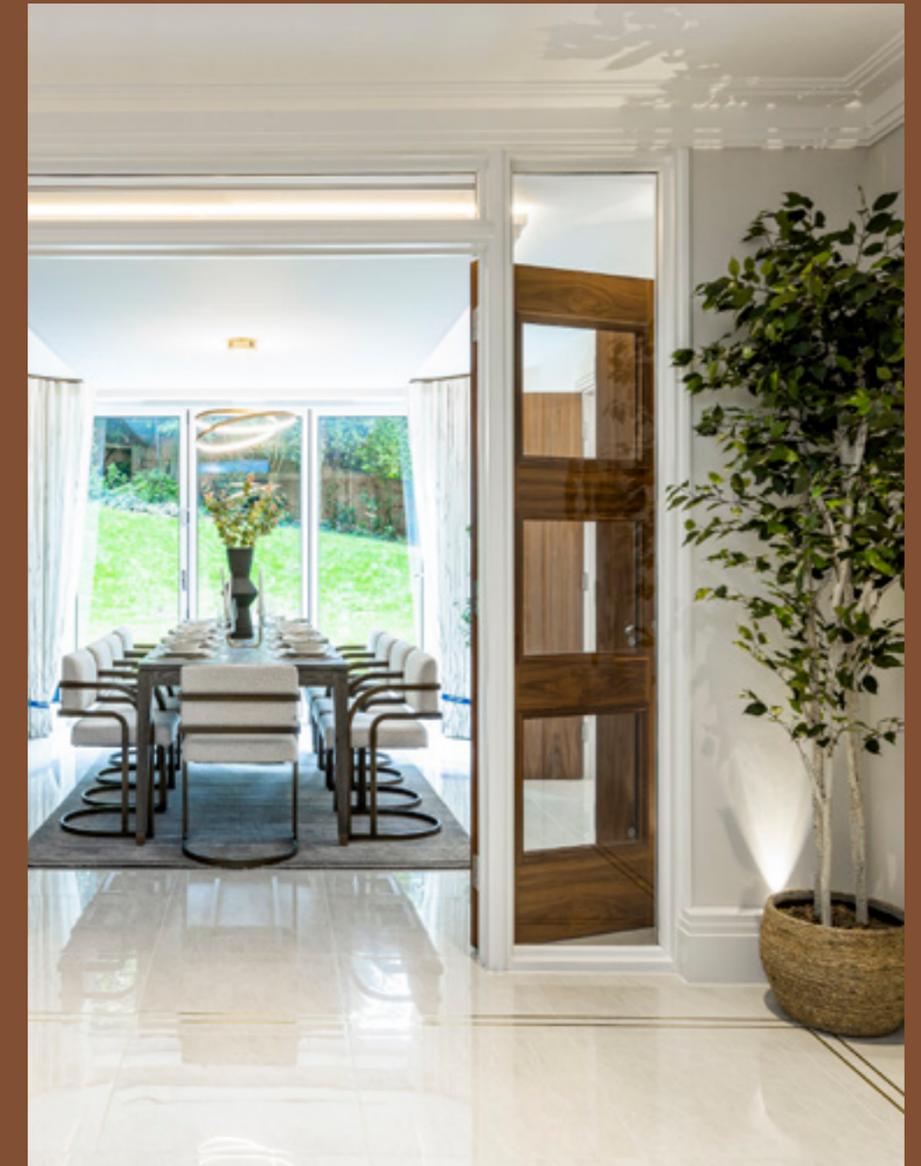
- Triple garage with an EV charger, automated garage doors, finished walls and tiled floor
- Self-contained annexe with a fitted kitchen, underfloor heating and air conditioning. It has a shower room that's suitable for use as a home office, gym or additional accommodation.

## A SMARTER WAY OF LIVING

- Lutron lighting system throughout with Control4 smart home control
- Data points in all principal rooms
- WiFi network with full internal coverage across the home
- Audio speaker wiring throughout (including ensuites) and to the patio area, with ceiling speakers fitted in the kitchen and family room
- Underfloor heating throughout powered by an air source heat pump
- Heat Neohub thermostatic controls for underfloor heating integration
- Air conditioning in the drawing-room, kitchen/dining room, family room, study, games room and all bedrooms and self-contained annexe
- Electric connections for future automated window blind installation
- USB points in all habitable rooms.

## THE PEACE OF MIND OF PREMIUM SAFETY & SECURITY

- Double glazed hardwood windows and aluminium bifold doors with a multi-point locking system
- Insulated concrete floors throughout the home
- A mains fed smoke alarm is fitted to the hall and landings with a battery backup
- A mains fed carbon monoxide detector is fitted adjacent to the gas boiler and fireplace
- Advanced fire and intruder alarm systems
- Electricity, water, gas, fibre optic telecom services and mains drainage
- CCTV system with six external cameras with remote monitoring options.





LOCATION

Prestigious, affluent and active, Ascot perfectly balances its royal connection with relaxed family-friendly living

ADDRESS

Derryville, Burleigh Lane, Ascot, Surrey SL5 8PF

KEY LOCATION

Ascot Racecourse - 0.5 Miles



LOCATION



“The Iconic Windsor Castle and Great Park with its sweeping historic parkland, award-winning gardens, ancient Woodland and forest trails.”

WINDSOR CASTLE  
6.8 Miles

LOCATION



“Wentworth’s tour de force, naturally, is our three, world-class golf courses, each painstakingly maintained and benefitting from state-of-the-art innovation. These iconic courses are steeped in history and promise the perfect balance of challenge, prestige among natural beauty and excellent company”

WENTWORTH GOLF CLUB  
5.5 Miles

LOCATION



“Royal Ascot has a history as rich as it is long, sitting proudly as the jewel in the crown of the British social season. Think five days of unparalleled racing, refined style, fine dining and pageantry in full majesty every June”

ASCOT RACECOURSE  
0.5 Miles

LOCATION



Ascot is home to some of the country's most relaxing, award-winning spas and exquisite Michelin star fine dining experiences.

COWORTH PARK HOTEL  
4.1 Miles

Outstanding Education Choices

PRIMARY

Ascot Heath Primary School - 0.3 Miles  
OFSTED OUTSTANDING

South Ascot Village School - 1.1 Miles  
OFSTED GOOD

Winkfield St Mary's CofE - 1.2 Miles  
OFSTED GOOD

SECONDARY

Charters School - 2.3 Miles  
OFSTED OUTSTANDING

Garth Hill College - 2.5 Miles  
OFSTED GOOD

Ranelagh School - 2.5 Miles  
OFSTED GOOD

INDEPENDENT

Papplewick School - 0.4 Miles

LVS Ascot - 0.7 Miles

Heathfield School - 1 Mile

Ascot is home to an excellent array of state and independent schools.

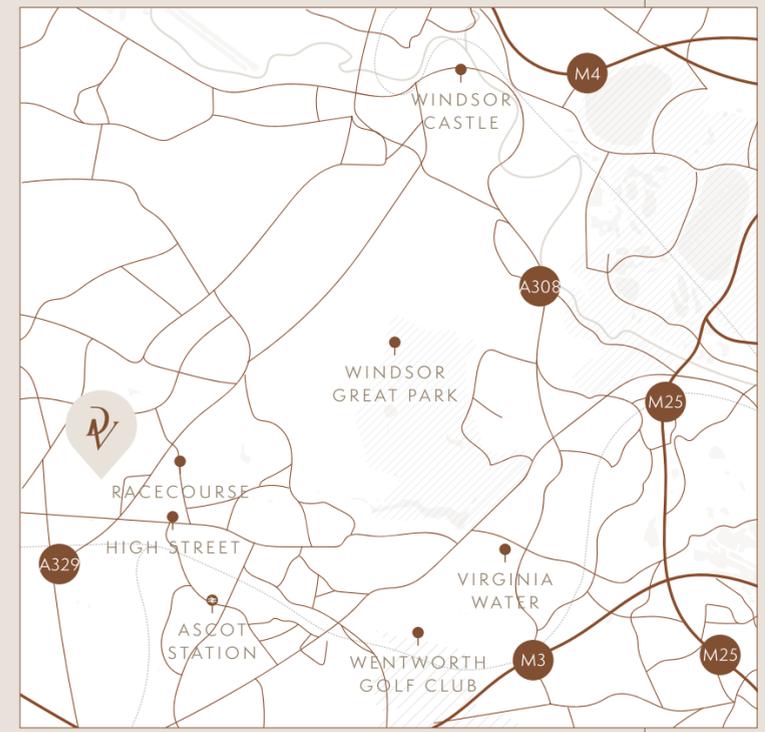
LOCATION



“By setting the bar high, Papplewick boys gain entry to the top UK senior schools including Eton, Harrow, Winchester, Wellington, Charterhouse, Bradfield and Stowe”

- Tom Bunbury, Headmaster

EDUCATION



NEARBY

- Ascot Racecourse  
0.5 MILES
- Ascot High Street  
0.6 MILES
- The Berkshire  
2.7 MILES
- Windsor Great Park  
4 MILES
- The Lexicon Shopping Centre  
4 MILES
- Sunningdale Golf Course  
4.3 MILES
- Wentworth Golf Club  
5.4 MILES
- Windsor Castle  
6.3 MILES

KEY LOCATIONS

- Ascot Train Station  
1.4 MILES
- M5  
5 MILES
- M4  
8 MILES
- M25  
12.4 MILES
- Heathrow Airport  
12.7 MILES

CONTACT

derryville@brookworth.com

SAT NAV

Burleigh Lane, Ascot, SL5 8PF

THE BROOKWORTH  
EXPERIENCE

We want you to experience exceptional modern living.

All Brookworth homes are meticulously crafted in line with the lifestyle aspirations and expectations of the people who will live in our homes. Every element is designed to enrich your quality of life, from home to work, from education to social events and engagements.

We know the value of your home life. And this is reflected in our unique properties, with unique price points. We want you to fall in love with a home that you won't find anywhere else.

And our high specification homes are all within close proximity to local amenities, with a rich variety of sports, leisure and recreational facilities within easy reach.

You'll benefit from a 10-year Checkmate Build Warranty and our strict adherence to the 'Consumer Code for Homebuilders'. And each home comes with a Brookworth Homes 2-year warranty for your peace of mind. In the event of post-construction issues, our Customer Care team will ensure any defects are remedied to your satisfaction, giving you complete confidence in our homes and how we look after them - and you.

Talk to us today.

01737 236150  
BROOKWORTH.COM



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\* A copy of the 'Consumer Code for Homebuilders' is available from our Head Office. For more information on the code which protects the rights of new home buyers visit [www.consumercode.co.uk](http://www.consumercode.co.uk)

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99 BELL STREET, REIGATE, RH2 7AN

**BROOKWORTH**  
HOMES



A UNIQUE WAY OF LIVING,  
AN EXTRAORDINARY LOCATION



DERRYVILLE x ASCOT

