

# London Road, Ascot SL5





Clementine House is approached via a secure gated entrance and driveway offering guest parking to the front and side set in this convenient location in Ascot.

The bright and welcoming entrance hall gives access to all of the principal rooms, which include a family/reception room and a stunning kitchen/breakfast room with a wide range of wall and base mounted units and a central island fitted with many integrated appliances leading out through bi-folding doors onto the gardens.

Additional ground floor accommodation includes a utility room, boot room and cloakroom.



*Ascot High Street 0.5 miles, Sunningdale 2.7 miles, Sunninghill 1.1 miles, Terminal 5 Heathrow airport 11.3 miles, Central London 28.4 miles (All distances are approximate)*





On the first floor, the principal bedroom suite enjoys two walk-in wardrobes, a bathroom with bathtub and walk-in shower and a terrace enjoying elevated views over the surrounding area. There is a guest bedroom suite and a further bedroom with ensuite facilities.

The second floor houses two further guest suites and access to the eaves providing useful storage areas..

To the rear, the private gardens are mainly laid to lawn and feature mature trees and shrubs bordering the fencing. To the front, the property benefits from ample parking and also a garage











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Ascot & Virginia Water

**I would be delighted to tell you more.**

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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