

Clarence House, Ascot, Berkshire





An immaculate, modern family home with **exceptional lateral living** and stunning garden.

Summary of accommodation

Clarence House

Ground Floor: Entrance hall | Drawing room | Dining room | Living room | Study/library | Kitchen with dining area, family area and loggia | Wine storage | Boots/utility room | Two WC's

First Floor: Galleried landing | Principal bedroom with sitting room, two dressing rooms, two en suites and balcony | Three further bedrooms, each with a dressing room and en suite (one also with a balcony)

Second Floor: Entertainment room with bar and roof terrace | Further bedroom with en suite | Treatment room | Steam room | Separate WC | Plant room | AV room

Annexe

Ground Floor: Triple garage | Plant/store room | WC

First Floor: Au pair/guest suite

Outbuilding

Garden room | Store

In all just under an acre



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The property

Extending to over 11,500 sq ft of internal floor area, this spectacular modern family home represents best in class of luxury living. Set in just under one acre of perfectly manicured grounds, the property is accessed via electric security gates over a rising driveway laid to resin bond.

The house is arranged over three floors and centred around an impressive double height reception hall and galleried landing, with an exceptional principal suite and four further bedroom suites plus a well-proportioned annexe above the triple garage.

The ground floor offers a private study, formal drawing room, dining room and a wonderful open plan kitchen come family living area with split levels, off which there is family television room and informal dining area, and impressive wine display room. Bifold doors give access to a large loggia complete with integrated speakers and heaters, and on to the extensive patio area and landscaped garden. There is also a spacious boot room and utility area, along with two WCs and cloakroom.









The second floor provides additional space with an excellent entertainment room complete with a bar and roof terrace over looking the garden, along with a treatment room and steam room.

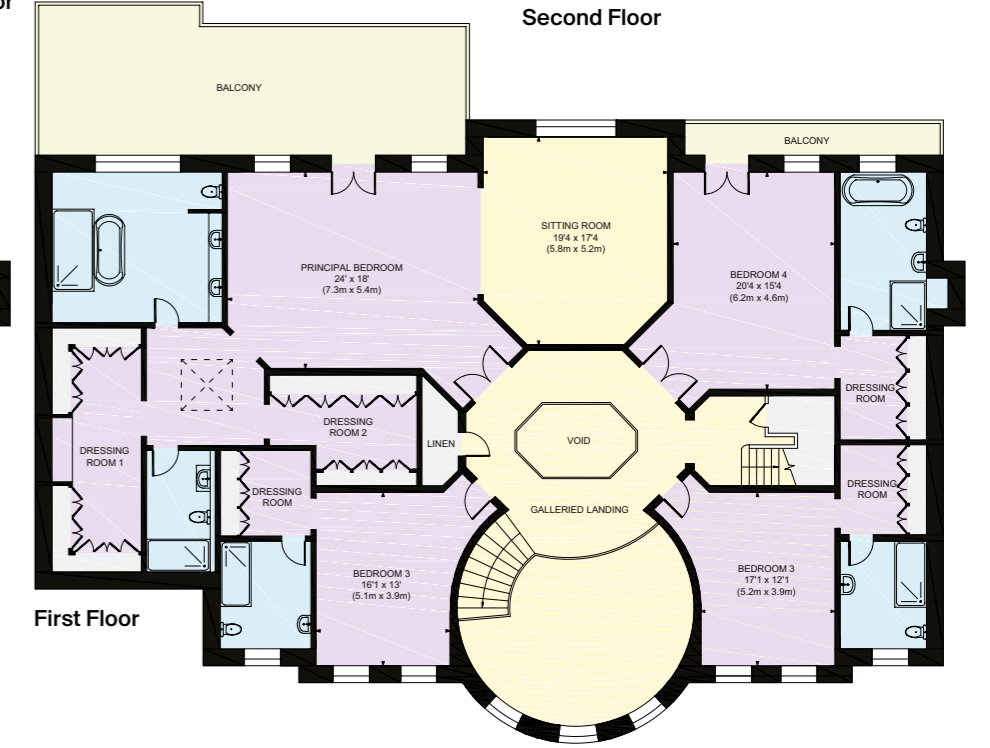
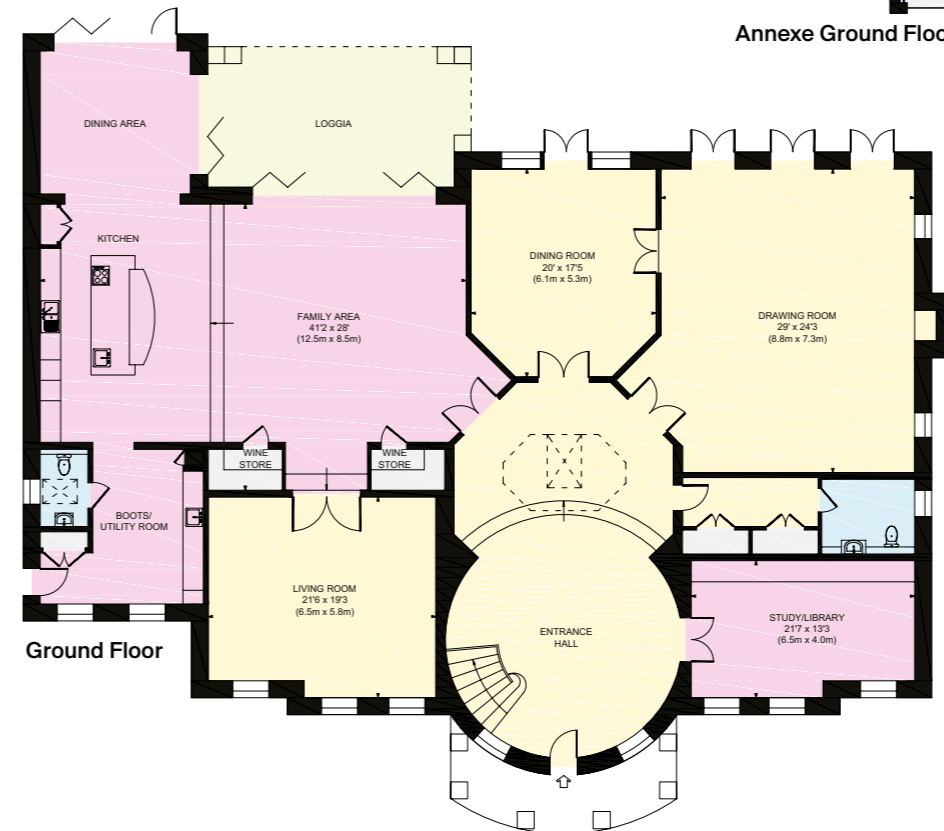
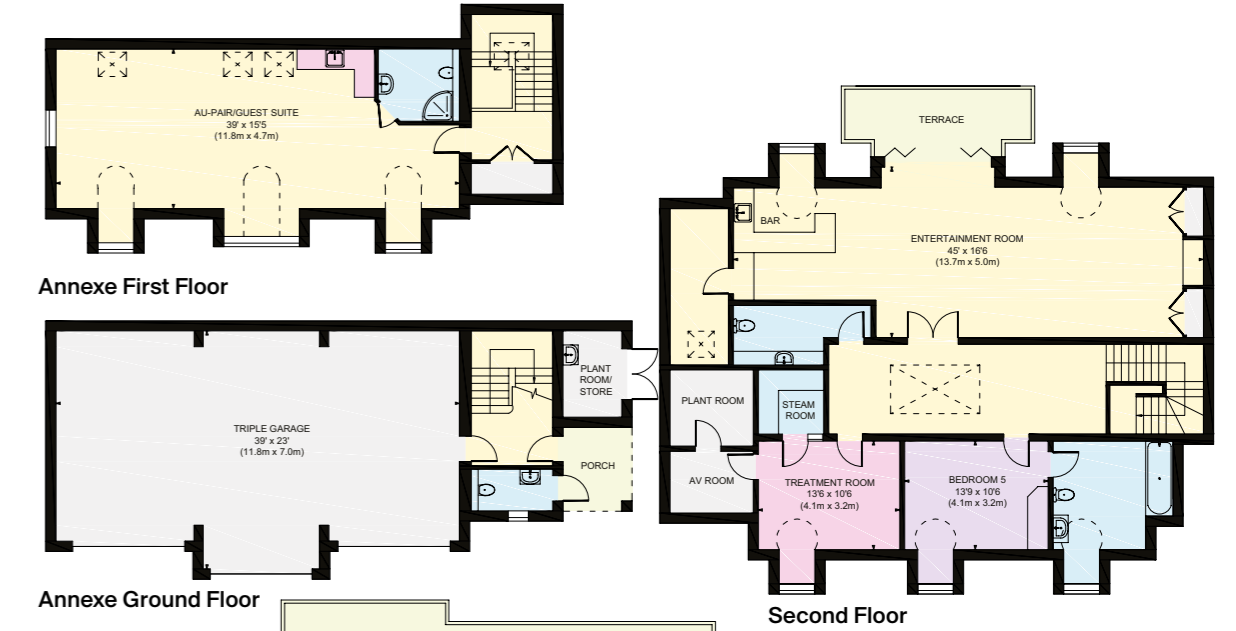
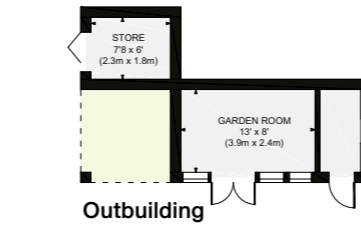
Externally there is also a charming garden room and fully functioning outdoor kitchen for entertaining.



Approximate Gross Internal Floor Area
 9,550 sq ft / 887.29 sq m
 Outbuilding: 2,017 sq ft / 187.47 sq m
 Total: 11,569 sq ft / 1074.76 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside





Location

Regents Walk is located in between Sunninghill and Ascot in one of the UK's most exclusive areas. The locality is semi-rural and leafy yet perfectly positioned for access to London and the motorway network.

The surrounding towns and villages are well known for their boutiques, excellent local shopping, brasseries, cafés and traditional country public houses.

Transport links are excellent. Rail connections to London (Waterloo) are available from both Ascot approximately 1.1 miles and Sunningdale approximately 2 miles.

By road, Ascot High Street is approximately 2 miles, Ascot station approximately 1.1 miles, Heathrow Airport approximately 11 miles, M3 (junction 3) approximately 3.5 miles, M25 (junction 13) approximately 11.6 miles and Central London approximately 26 miles. All distances are approximate.

The area is well served for schools notably Papplewick, Hall Grove, Charters, Lambrook, The Marist School, St George's and St Mary's in Ascot. There are two international options; TASTS and ACS Egham and access to Eton and Wellington Colleges A wealth of exceptional leisure amenities are accessible with golf at Wentworth, Sunningdale, Swinley Forest, Windlesham and The Royal County of Berkshire Polo Club and Guards Polo Club; horse racing at Ascot and Windsor; boating on the River at Windsor and Henley.

The picturesque Virginia Water Lake and The Savill Gardens are both accessible with horse riding at Chobham and Horsell Commons and in Windsor Great Park.

Highlights of the local calendar include Royal Ascot, the annual PGA Championship at Wentworth Gold Club and the Cartier International Polo at Smith's Lawn.

Theatres and cinemas in the area include The Novello Theatre Sunninghill, Luna Drive In Cinema Ascot, Cineworld Bracknell, New Victoria Theatre Woking, Yvonne Arnaud Theatre Guildford and Theatre Royal Windsor.



Property information

Tenure: Available freehold

Local Authority: Royal Borough of Windsor and Maidenhead

Council Tax: Band H

EPC Rating: B

Guide Price: £6,950,000



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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