



CHATTERTON | REES



2 Claver Drive, Ascot, SL5 7JU
Guide price £1,950,000

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2 Claver Drive

Ascot, SL5 7JU

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- Six Bedroom
- Three Reception Rooms
- Double Garage
- Four Bathroom
- Snug
- Detached

An immaculately presented six-bedroom, four-bathroom detached residence extending to over 4,100 sq ft, offering driveway parking and a double garage, ideally located in the heart of Sunninghill Village.

The ground floor is entered via an impressive entrance hall with double doors opening into the main living accommodation. The property offers a formal family lounge and a stunning open-plan kitchen/dining area, featuring a central island, integrated Siemens appliances, and double doors opening onto the rear garden. Further ground-floor accommodation includes an additional family room, utility room, guest W/C, and internal access to the attached double garage. The entire ground floor is finished with high-quality Amtico flooring throughout.

The first floor comprises a spacious principal bedroom with a walk-in wardrobe and a luxurious en-suite bathroom. There are four further well-proportioned bedrooms and three additional bathrooms serving this level.

The second floor provides a sixth bedroom, currently used as a walk-in wardrobe, but equally well suited as a games room, gym, or home office.

Externally, the property benefits from driveway parking for multiple vehicles, a double garage, and convenient side access leading to the rear garden.

Claver Drive provides easy access to local amenities, charming cafes, and beautiful green spaces. Whether you enjoy a leisurely stroll in the park or prefer shopping in boutique stores, this location offers the best of both worlds.

Nearby schools include Charters, Hall Grove, Lambrook, The Marist, Papplewick, St Francis, St George's and St Mary's. Local places of interest include Ascot Racecourse,





Directions





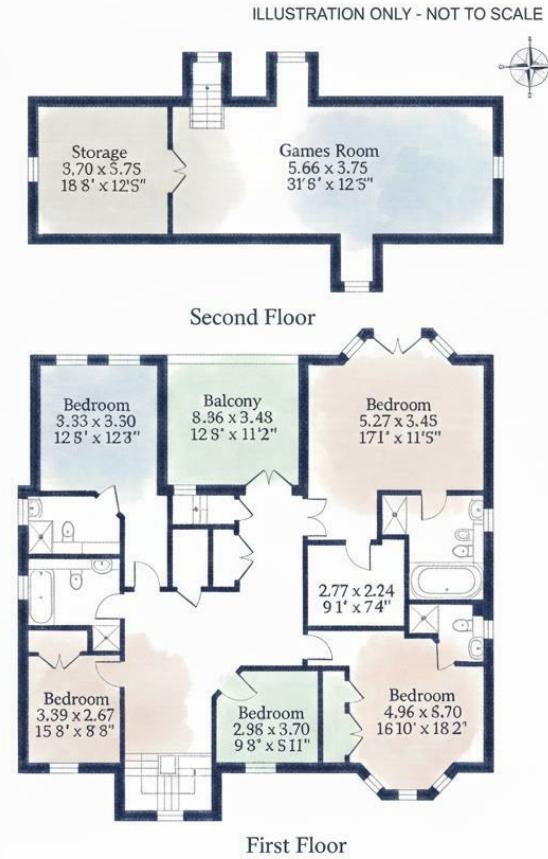
Floor Plans

Floor plan Claver Drive

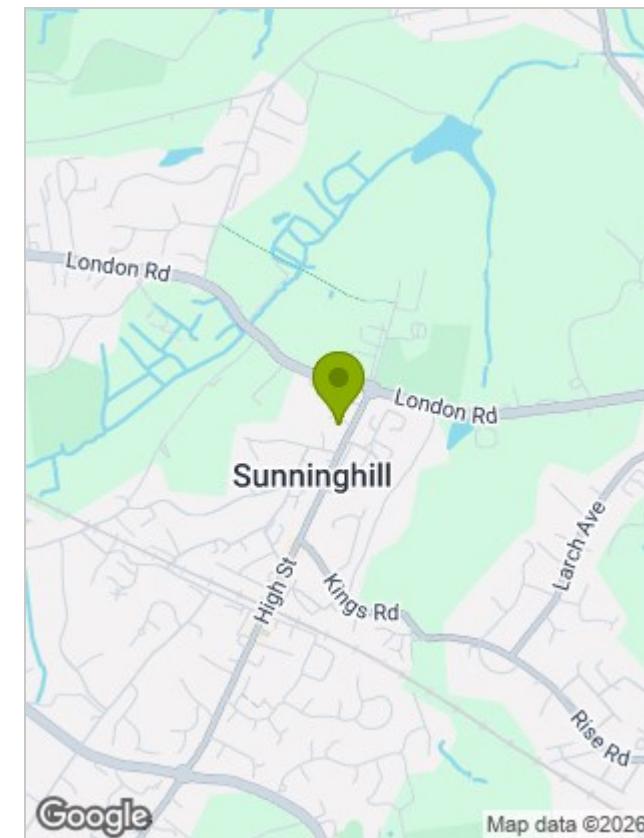
House : 350 sq m / 3767 sq ft

Garage: 35 m / 377 sq ft

Total : 385 m / 414444 ft



Location Map



Viewing

Please contact our Sunningdale Country Homes Office on 020 3780 0580 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		76	80
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			