



CHATTERTON | REES



Westgate House London Road, Ascot, SL5 7EG
Guide price £1,850,000

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- Six Bedrooms
- Gated
- Double Garage
- Four Bathrooms
- Detached
- South Facing Garden

An exceptional family home built in 2010 to an outstanding specification and presented in immaculate condition throughout. Arranged over three generous storeys, this substantial property offers versatile accommodation ideally suited to modern family living.

The attractive frontage is complemented by a gated driveway providing extensive off-street parking and access to a large detached double garage. Inside, a wide entrance hall with porcelain tiled flooring leads to the principal rooms.

The heart of the home is the impressive open-plan kitchen, dining and reception room, featuring a contemporary gas fireplace and two sets of glazed double doors opening onto the south-facing garden. The state-of-the-art kitchen includes a central island and breakfast bar, quartz worktops, five-ring induction hob, integrated fridge/freezer and built-in coffee machine, with a separate utility room for added practicality.

Three further reception rooms on the ground floor offer excellent flexibility and are currently arranged as a studio, office and games room. A luxurious guest cloakroom and ample storage complete this level.

The first floor provides four double bedrooms, all with built-in wardrobes. The principal bedroom benefits from a walk-in wardrobe and en-suite bathroom with separate bath and shower, while the second bedroom also enjoys an en-suite. A well-appointed family bathroom and generous landing with skylight and storage cupboards complete the floor.

Two additional double bedrooms are located on the top floor, both with eaves storage, along with a fourth bathroom fitted with a walk-in shower.

Further features include integrated speakers throughout most rooms, a water softener and bespoke plantation shutters. Externally, the private south-facing garden is laid to lawn and patio and includes a treehouse. A nearby footpath provides direct access to The Old Mile beside Ascot Racecourse.



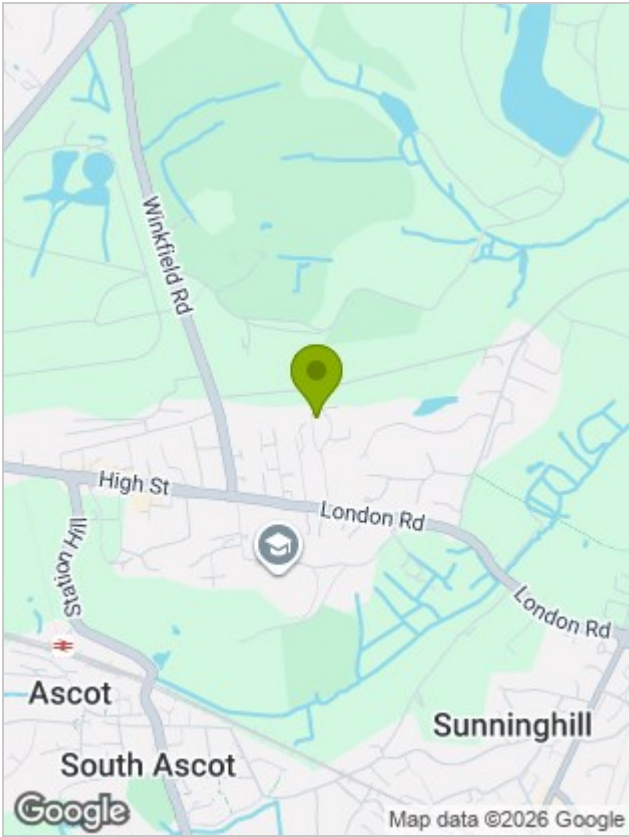




Floor Plans



Location Map



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			
		71	73
England & Wales 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 			

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.

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