



CLEMENTINE HOUSE

Ascot | Berkshire



AN IMPRESSIVE DETACHED RESIDENCE

with gated entrance, close to Ascot High Street.

			EPC
5	5	2	B

Local Authority: Royal Borough of Windsor and Maidenhead
Council Tax band: H
Tenure: Freehold



CLEMENTINE HOUSE

Set behind secure electric gates, this substantial family home enjoys a highly convenient setting, with a generous driveway providing ample parking for several vehicles in addition to a garage.

The property opens into a bright and welcoming reception hall, creating an immediate sense of space and flow. The ground floor has been thoughtfully designed for modern family living and entertaining, featuring an elegant family/reception room and a beautifully appointed open-plan kitchen/breakfast room. The kitchen is fitted with a comprehensive range of bespoke cabinetry, integrated appliances and a central island, while bi-fold doors open seamlessly onto the rear terrace and gardens, creating an ideal indoor-outdoor lifestyle. Further accommodation on this level includes a utility room, boot room and guest cloakroom.





UPSTAIRS & OUTDOORS

The first floor is centred around an exceptional principal bedroom suite, complete with two walk-in dressing rooms, a luxurious en suite bathroom featuring both a bathtub and walk-in shower, and a private terrace enjoying elevated views across the surrounding area. There is also a guest bedroom suite and an additional bedroom with en suite facilities.

Occupying the second floor are two further guest bedroom suites, together with access to extensive eaves storage.

To the rear, the private garden is predominantly laid to lawn and framed by mature trees and established planting, providing an attractive and secluded setting for family enjoyment. To the front, the property benefits from extensive parking and garaging.





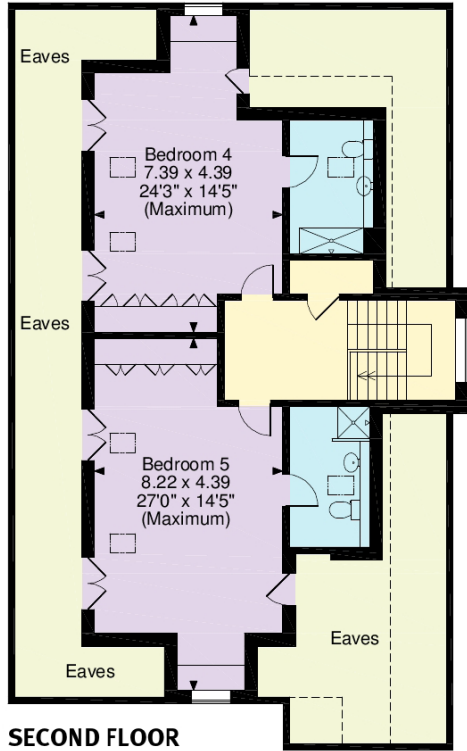
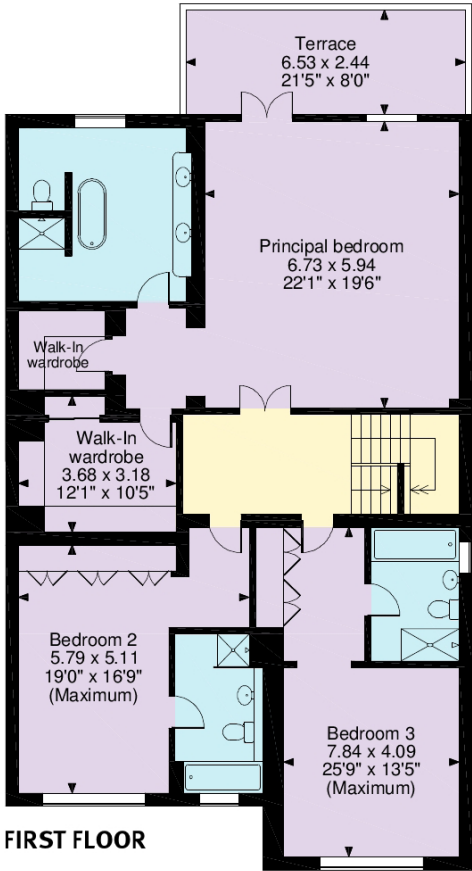
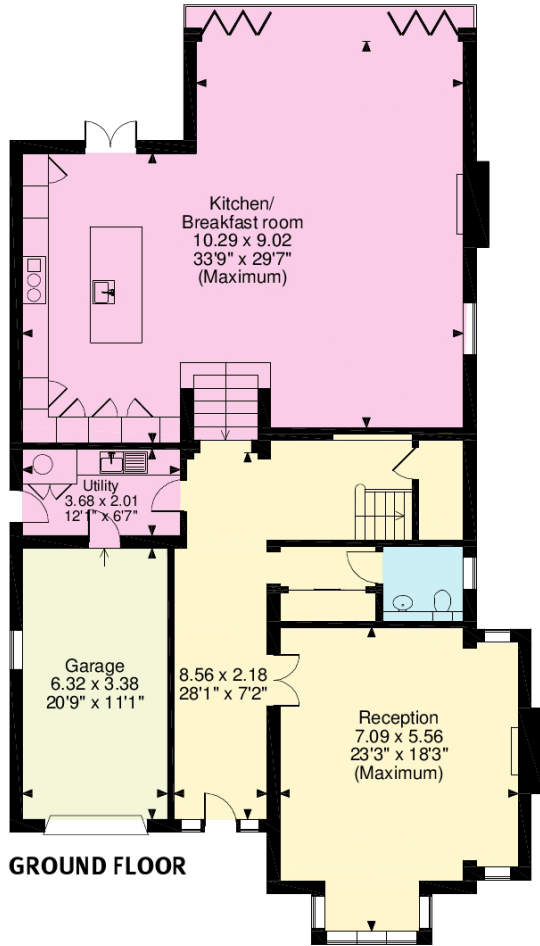
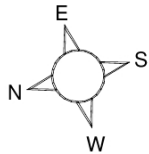
LOCATION

Ascot is renowned for its exceptional range of sporting and leisure facilities, including golf at several prestigious local courses such as Wentworth, polo at Smith's Lawn and the Royal Berkshire Polo Club, as well as the extensive walking, cycling and riding opportunities available within Windsor Great Park. The River Thames and historic town of Windsor are also within easy reach.

The area is particularly well regarded for its outstanding educational provision, with a choice of highly respected independent schools including Papplewick, Bishopsgate School, St George's School, St John's Beaumont, and the international schools TASIS and ACS International School.



London Road, Ascot
APPROXIMATE GROSS INTERNAL FLOOR AREA
Main House & Garage = 460sq.m (4,947sq.ft)
Terrace external area = 16sq.m (172sq.ft)



□□□□ Denotes restricted head height
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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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