



CHATTERTON | REES



2 Wellswood London Road, Ascot, SL5 7EA
Guide price £1,100,000





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- Four Bedrooms
- Townhouse
- Driveway
- Gated Development
- Study
- Three Bathrooms
- Garage
- Utility
- Juliet Balcony
- Close to Ascot High Street

Set within a sought-after gated community, close from Ascot High Street, this spacious and versatile four-bedroom, three-bathroom townhouse offers refined living across three well-appointed floors.

Upon entry, you are welcomed into a bright hallway leading to an open-plan kitchen and family room. French doors open onto a beautifully maintained southwest-facing garden, creating a perfect indoor-outdoor flow. The ground floor also features a study, a practical utility room, a guest cloakroom, and internal access to the integral garage.

On the first floor the main reception room boasts a feature fireplace and Juliet balcony overlooking the landscaped garden. The principal bedroom benefits from its own private balcony and en suite bathroom. A further bedroom and an additional cloakroom complete this level.

The top floor offers two additional double bedrooms and two contemporary bathrooms, ideal for family members or visiting guests.

To the front, the property enjoys driveway parking. The rear garden includes a sunny terrace—perfect for entertaining or relaxing.

Located in one of Ascot's most desirable roads, this home combines privacy with convenience. Ascot High Street is within walking distance, providing a range of everyday amenities. Nearby Sunninghill and Sunningdale offer independent boutiques and cafés, while larger towns such as Windsor, Guildford, and Reading provide comprehensive shopping and leisure options.

Commuters benefit from excellent transport links with rail services to London (Waterloo) from Ascot and Sunningdale. The M3 (J3), M25 (J13), and M4 are all easily accessible, and Heathrow Airport is approximately 13 miles away.





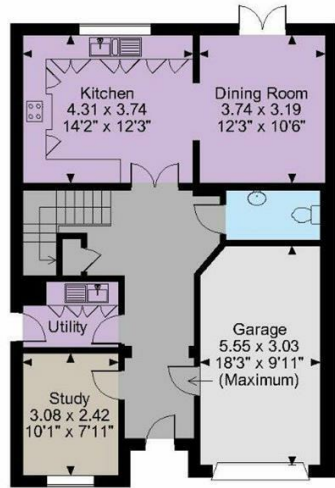
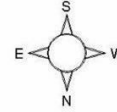
Directions



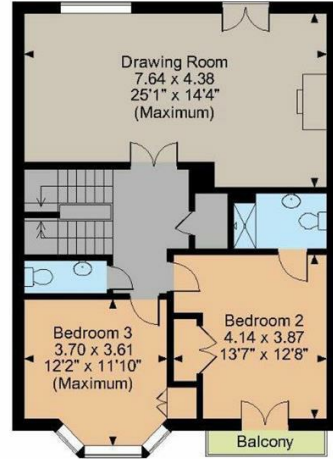


Floor Plans

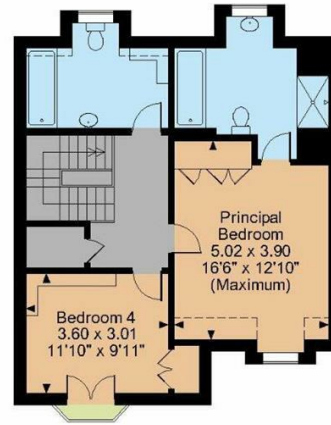
Wellswood London Road, Ascot
 Main House internal area 2,169 sq ft (201 sq m)
 Garage internal area 178 sq ft (17 sq m)
 Balcony external area = 25 sq ft (2 sq m)
 Total internal area 2,347 sq ft (218 sq m)



Ground Floor



First Floor



Second Floor

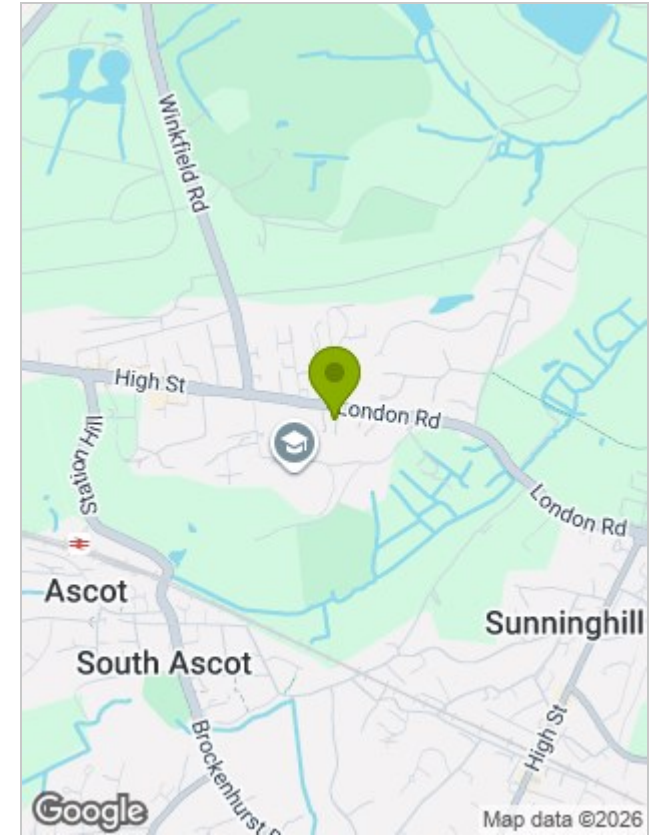
FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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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

