



CHATTERTON | REES



2 Claver Drive, Ascot, SL5 7JU  
Offers in excess of £1,600,000





# 2 Claver Drive

- 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, Coworth Park, Guards Polo Club, Sunningdale Golf Club, Virginia Water Lake, Wentworth Club and Windsor Great Park. The station at Sunningdale is just a short walk away and has trains to London Waterloo and Reading. Ascot is also convenient for the M3, M4, M25 and Heathrow Airport.



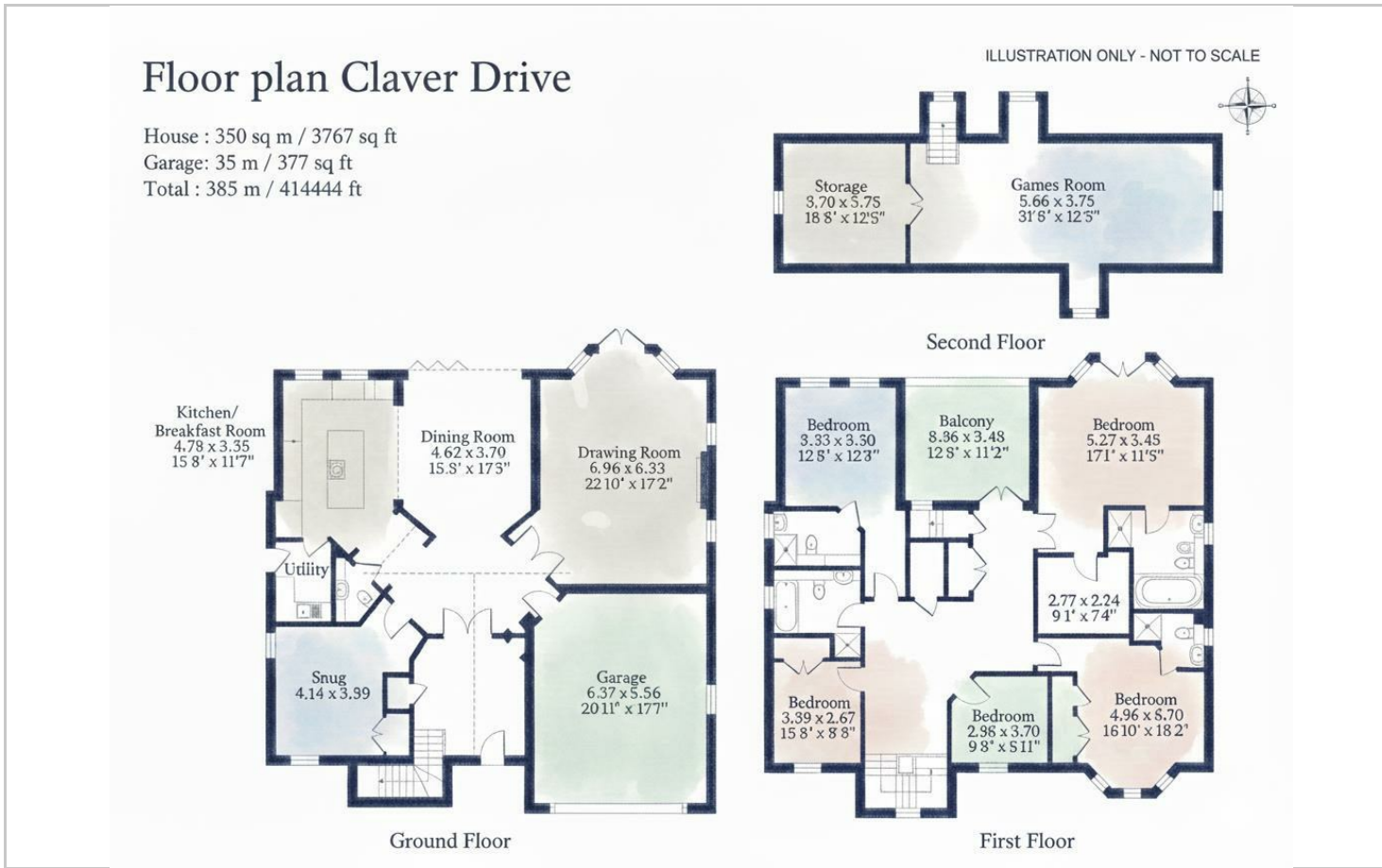
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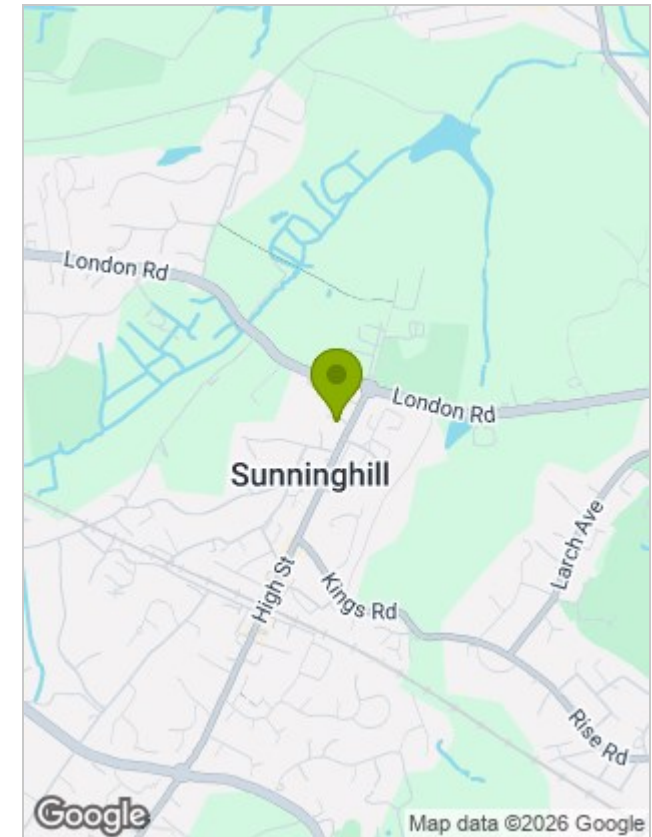




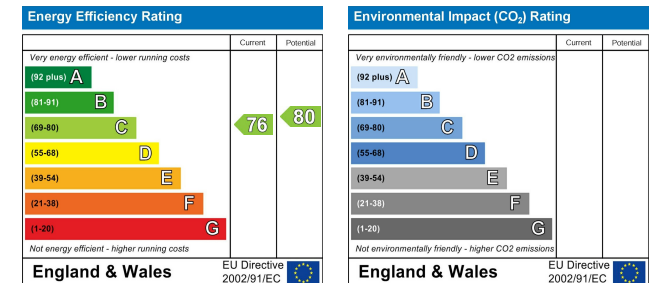
## Floor Plans



## Location Map



## Energy Performance Graph



## 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.