



**\*\* WOULD YOU LIKE TO OWN YOUR OWN LAKE? \*\*** A superb lakeside family home set in a quarter of an acre of gardens on the Warfield borders. One would never know such a tranquil place existed so close to the centre of Bracknell, well here it is. Welcomed to the market is this substantial four/five bedroom family home offering generous living accommodation which includes a large open plan lounge/dining room, generous kitchen/breakfast room and conservatory along with downstairs study, shower room and play room/bedroom five. The property boasts four good size bedrooms upstairs in which three of them have En-Suites, the master bedroom enjoys a fabulous roof terrace with fantastic views over the lake. There are only a few properties which are set around this private lake, the gardens are generous in their size and have been well landscaped and include a large patio social area. On the lake itself the current vendors have created a floating jetty which makes an ideal space for anyone to relax and appreciate this unique location. If you are a keen angler there are a variety of fish in the lake which were introduced over the years and provides a great source for anyone who enjoys the sport. No onward chain complications.

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Bracknell is a town and civil parish in the Borough of Bracknell Forest in Berkshire, England. It lies 11 miles (18 km) to the southeast of Reading, 10 miles (16 km) southwest of Windsor and 30 miles (48 km) west of central London. The town has a population of 52,696.

The town is surrounded, on the east and south, by the vast expanse of Swinley Woods and Crowthorne Woods. Bracknell has two railway stations, Bracknell and Martins Heron, both of which are on the Waterloo to Reading Line, originally built by the London and South Western Railway and now operated by South West Trains. As a consequence of the frequent service on this line, Bracknell is now a major commuter centre with its residents travelling in both directions (westwards to Reading and eastwards to London (Waterloo))



Private Lake Location



Central Location



Substantial Detached Family Home



Three En-Suites



Four/Five Bedrooms



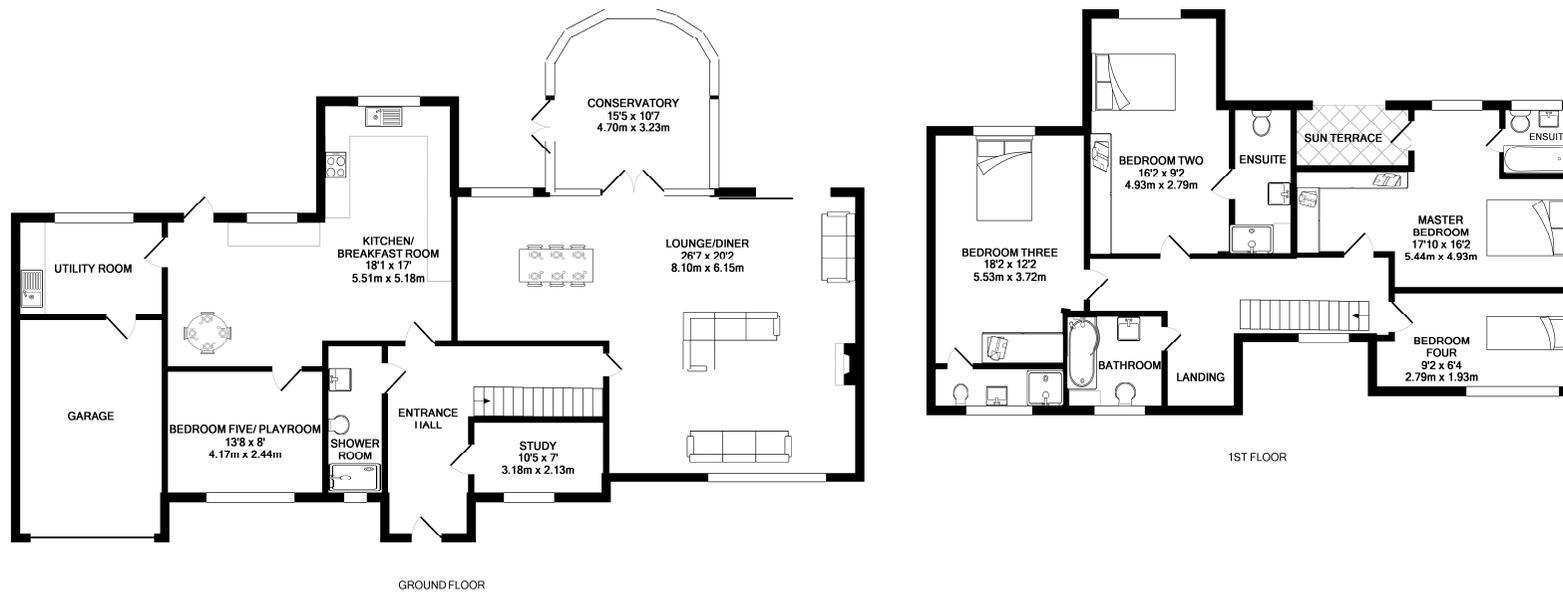
Roof Terrace To Master



Quarter Of An Acre Gardens



No Onward Chain



EPC ratings:   
 CTax band: 





**Entrance**  
Inner hall entrance.

**Hall**  
Stairs to first floor, built in storage cupboard, wood flooring, doors to all ground floor rooms.

**Downstairs Shower Room**  
Low level WC, built in wash hand basin with shelving space, separate shower cubicle, part tiled walls, tiled flooring, heated towel rail.

**Study 10'5" (3.18m) x 7'1" (2.16m)**  
Front elevation double glazed window, wood flooring, BT point, radiator.

**Lounge/Dining Room 26'7" (8.1m) x 20'2" (6.15m)**  
Front elevation double glazed window, dual rear double glazed double doors, feature gas fireplace, BT point, TV point, wood flooring, two radiators.

**Conservatory 13'5" (4.09m) x 10'7" (3.23m)**  
Side elevation double glazed double doors to patio, views over lake, wood flooring, radiator.

**Kitchen/Breakfast Room 18'1" (5.51m) x 17'0" (5.18m)**  
Twin rear elevation double glazed windows, rear elevation double glazed door to garden, a range of eye and base level units with granite work surfaces, inset stainless steel sink and drainer, integrated four ring hob with extractor hood above, high level twin double oven, integrated dishwasher, space for upright fridge/freezer, granite flooring, integrated wine cooler, radiator.

**Utility Room**  
Twin rear elevation double glazed windows, door to garage, a range of eye and base level units with rolled edge work surfaces, inset stainless steel sink and drainer, space for washer/dryer.

**Bedroom Five/Playroom 13'8" (4.17m) x 8'0" (2.44m)**  
Front elevation double glazed window, radiator.

**First Floor Landing**  
Front elevation double glazed window, built in airing cupboard, doors to all first floor rooms.

**Master Bedroom 17'10" (5.44m) x 16'2" (4.93m)**  
Rear elevation double glazed window, rear elevation double glazed door to balcony, built in wardrobe with hanging and shelving space, TV point, BT point, air conditioning, radiator.

**En-Suite**  
Rear elevation double glazed frosted window, low level WC, built in wash hand basin, panel enclosed bath with shower attachment over, fully tiled walls, heated towel rail.

**Balcony**  
Patio area, lake views.

**Bedroom Two 16'2" (4.93m) x 9'2" (2.79m)**  
Rear elevation double glazed window, built in wardrobe with hanging and shelving space, TV point, radiator.

**En-Suite**  
Front elevation double glazed frosted window, built in low level WC, built in wash hand basin, separate shower cubicle, fully tiled walls, tiled flooring, heated towel rail.

**Bedroom Three 11'0" (3.35m) x 10'0" (3.05m)**  
Rear elevation double glazed window, built in wardrobe with hanging and shelving space, TV point, BT point, radiator.

**En-Suite**  
Low level WC, built in wash hand basin, separate shower cubicle, fully tiled walls, tiled flooring, heated towel rail.

**Bedroom Four 9'2" (2.79m) x 6'4" (1.93m)**  
Front elevation double glazed window, TV point, BT point, radiator.

**Main Family Bathroom**  
Front elevation double glazed frosted window, low level WC, built in wash hand basin, panel enclosed jacuzzi bath, tiled flooring, part tiled walls, heated towel rail.

**Garden**  
0.25 of an acre, mainly laid to lawn, patio area, large floating deck over lake, work shops, storage sheds, mature hedge boundaries, tree and flower bed borders.



## appointment to view

date: ..... time: .....

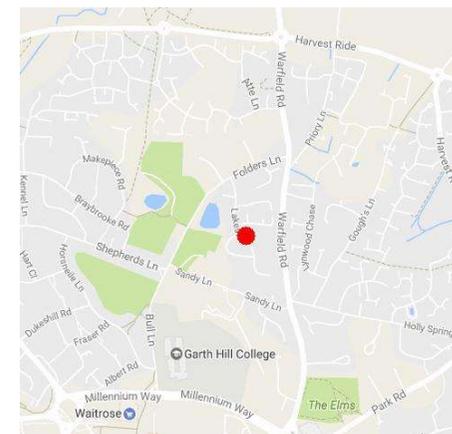
viewing with...

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## we're here to help

If you've any further questions, please speak to this property's dedicated agent directly:

Robert Franklin on 01344 481111

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