



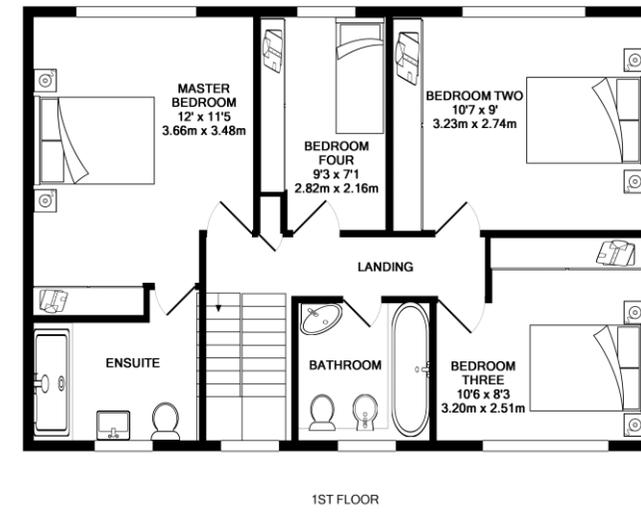
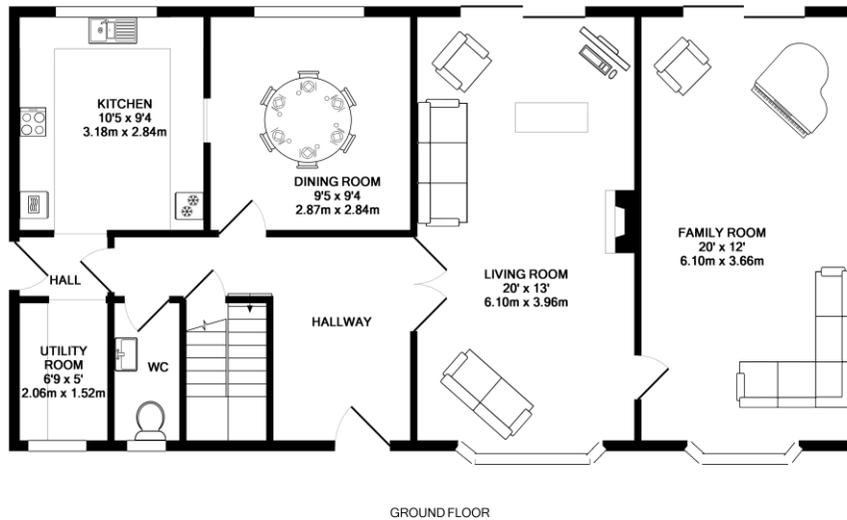
**** RARE AND UNIQUE WITH NO ONWARD CHAIN **** Sitting handsomely near the top of a quiet cul-de-sac with views over to Swinley Forest is this very impressive four bedroom detached family home. Forming part of a one-off development of 24 properties built by McLean Homes, it offers more than meets the eye. Built in 1985, but further extended in 1995, this particular family home boasts approximately 2000 sqft of accommodation and is generous in all of its proportions. Comprising three large reception rooms, fitted kitchen, utility and downstairs cloakroom. Upstairs the property is well fitted for family life with four good size bedrooms, fitted wardrobes, master bedroom boasting en-suite along with a main family bathroom. Outside, the property is fully detached from any neighbouring boundaries and enjoys an incredibly private spot, to the very rear it is surrounded by protected woodland and green space adding to its unique location. Over the years the surrounding gardens have been incredibly well landscaped and looked after, offering an array of features which include a rocky water feature, flower bed terracing, hot tub and a social patio, to the side there is a private second terrace with awning. To the front there is a large private driveway along with a substantial double garage with lighting and power. The property also benefits from running very efficiently with its increased loft and cavity insulation and solar panels, giving about £1700 of cash income per annum. Owned since 1991

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Binfield is a village in the Royal County of Berkshire that has pockets of interesting history dating back to the Iron Age, now home to 7475 people which is more than the Saxons when they lived here. The village links with many famous people from Henry VIII when he stayed at the Stag & Hounds when it was a hunting lodge and also used by Queen Elizabeth I, this ancient historic Inn can still be visited today. Binfield Village has a great sense of community and really thrives on it, the village boasts an array of sports activities and gatherings along with good schools, a selection of pubs and amenities. Situated only a short distance from Wokingham, Bracknell and Royal Ascot makes it an ideal location. Excellent and easy nearby transport links along with main rail line station from Bracknell to London Waterloo.

- 📍 Large Detached Family Home
- 📍 Highly Sought After Location
- 📍 Nearly Quarter An Acre Of Totally Private Gardens
- 📍 Double Garage
- 📍 Four Bedrooms
- 📍 Driveway Parking
- 📍 Extended
- 📍 Views To Swinley Forest



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EPC ratings:
 C Tax band:



Entrance Hall

Stairs to first floor, doors to all ground floor rooms, large built-in under stairs cupboard, phone point, radiator.

Downstairs Cloakroom

Front elevation double glazed frosted window, low level WC, floating hand wash basin, radiator.

Living Room 20'0" (6.1m) x 13'0" (3.96m)

Front elevation double glazed bay window, rear elevation double glazed sliding doors leading to patio, feature gas fireplace with stone surround and marble hearth with mantle, TV point, phone point, two radiators.

Family Room 20'0" (6.1m) x 12'0" (3.66m)

Front elevation double glazed bay window, rear elevation double glazed sliding doors leading to patio, TV point, radiator.

Dining Room 9'5" (2.87m) x 9'4" (2.84m)

Rear elevation double glazed window, butler's hatch, phone point, radiator.

Kitchen 10'5" (3.18m) x 9'4" (2.84m)

Rear elevation double glazed window, a range of eye and base level units with rolled edge work surfaces, inset sink and drainer, built-in hob with extractor hood above, built-in high level double oven, space for upright fridge/freezer, space and plumbing for dishwasher, part tiled walls, phone point, radiator.

Utility Room 6'9" (2.06m) x 5'0" (1.52m)

Front elevation double glazed window, rolled edge work surfaces, space and plumbing for washing machine, space for tumble dryer, wall mounted boiler, wall mounted fuse board, radiator.

First Floor Landing

Front elevation double glazed window, built-in airing cupboard, loft hatch.

Master Bedroom 12'0" (3.66m) x 11'5" (3.48m)

Rear elevation double glazed window, built-in wardrobe with hanging and shelving space, TV point, phone point, radiator.

En-Suite

Front elevation double glazed frosted window, low level WC, built-in hand wash basin, double separate shower cubicle, radiator.

Bedroom Two 10'7" (3.23m) x 9'0" (2.74m)

Rear elevation double glazed window, built-in mirrored wardrobes with hanging and shelving space, radiator.

Bedroom Three 10'6" (3.2m) x 8'3" (2.51m)

Front elevation double glazed window, built-in wardrobe with hanging and shelving space, radiator.

Bedroom Four 9'3" (2.82m) x 7'1" (2.16m)

Rear elevation double glazed window, built-in wardrobe with hanging and shelving space, phone point, radiator.

Bathroom

Front elevation double glazed frosted window, low level WC, low level bidet, built-in corner hand wash basin with storage space, panel enclosed bath with shower attachment over, part tiled walls, radiator.

To The Front

Courtesy path to front door, mainly laid to lawn, mature hedge border, trees, side gate.

To The Rear

Private enclosed, large patio area, raised lawn area, large feature illuminated waterfall and rockery, raised flower bed borders, high hedge boundary, included in sale hot tub.

Second Terrace

Private enclosed second terrace, laid with synthetic grass, awning for cover, with wall mounted lighting.

Parking

Private drive for four vehicles.

Double Garage

Double doors with lighting and power.

appointment to view

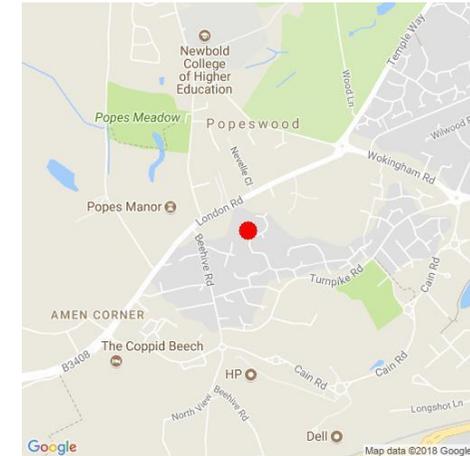
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we're here to help

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

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