



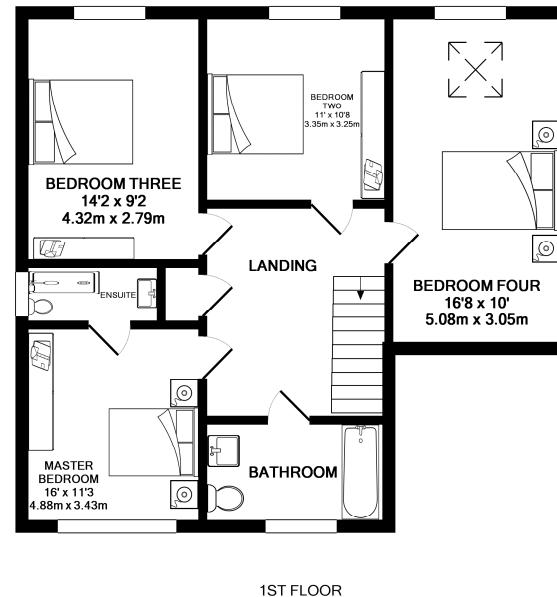
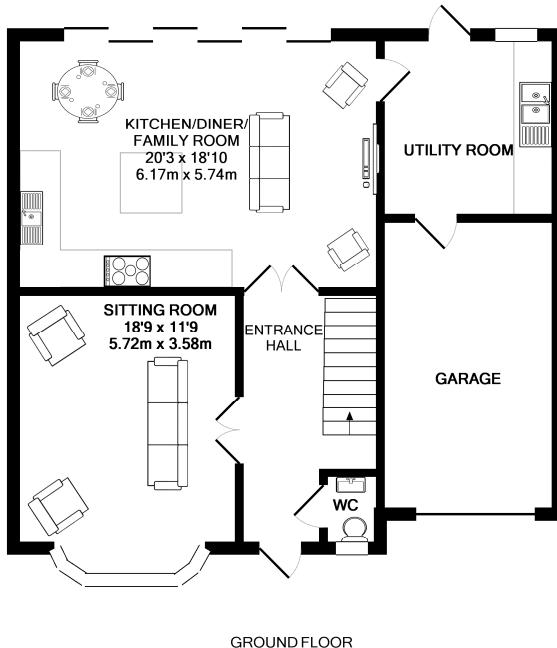
*** THE FIRST ONE EVER TO COME TO MARKET *** A superb four bedroom link detached family home, built and designed by the bespoke Antler homes in 2016, offering a high quality finish throughout, boasting generous proportions from large entrance halls and landing. Four good size double bedrooms with master En-Suite. On the ground floor there is a very large kitchen/diner/family room creating a superb room for family living with its bi-folding doors running the width of the house and leading out onto the garden. To the front there is a further reception room with downstairs w.c and utility, good size gardens complete the property with off road parking and a single garage. The quality of finish for this property is reflected throughout the home, from all the fine details with the kitchen and flooring, bathrooms fittings and the under floor heating in the kitchen family room. Situated in the highly desirable area of Hayley Green with its great sense of community, excellent nearby pub along with a nearby Tesco superstore. Only a stones throw away from both Royal Ascot and the newly regenerated Bracknell Town with is £240 million new centre.

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Warfield was originally an Anglo-Saxon settlement and is recorded in the Domesday Book as *Warwelt* [sic]. The name is believed to have originated from the Old English *wær + feld*, meaning 'Open land by a weir'.^[1] The medieval church is one of the finest in Berkshire, particularly noted for its Decorated Period chancel with beautiful carvings and 'Green Men'. It is a Grade II* listed building and located on Church Lane, $\frac{1}{4}$ of a mile north-east of the modern centre of the village. It is dedicated to the archangel Michael. The area around the church has been designated a conservation area since 1974 primarily to protect the character and nature of this historical building. There are several memorials to the Stavertons who lived at the old manor house in the moat at Hayley Green. This was replaced, in the Georgian period, by Warfield House *alias* Warfield Grove, the home of Admiral Sir George Bowyer and, later, the political writer, Sir John Hippisley. Another fine old country house was Warfield Park. In the 18th century, it was the home of John Walsh, the Secretary to Lord Clive and an amateur scientist, and later to his descendants the Lords Ormathwaite.^[2] It was pulled down in 1955.^[3] Warfield Hall, built in the 1840s, is the former home of Field Marshal Sir Charles Brownlow.^[4]

- 📍 Four Double Bedrooms
- 📍 Under Floor Heating
- 📍 Link Detached Family Home
- 📍 Master With En-Suite
- 📍 Bespoke Built Home
- 📍 Off Road Parking & Garage
- 📍 Large Kitchen Family Room
- 📍 Sought After Location



EPC ratings:



CTax band:





Entrance

Stairs to first floor, built in understairs cupboard, tiled wood effect flooring, doors to all ground floor rooms, radiator.

Downstairs Cloakroom

Front elevation double glazed window, low level WC, built in wash hand basin with storage, tiled wood effect flooring, heated towel rail.

Lounge 18'9" (5.72m) x 11'9" (3.58m)

Front elevation double glazed bay window, TV point, BT point, tiled wood effect flooring, two radiators.

Kitchen/Dining Room/Family Room 20'3" (6.17m) x 18'10" (5.74m)

Rear elevation double glazed French doors to patio, side elevation double glazed window, a range of eye and base level units with natural stone work surfaces, inset sink and drainer, built in five ring hob with extractor fan over, built in double oven, integrated upright fridge freezer, integrated dishwasher, tiled wood effect flooring, TV point, BT point, under floor heating, two radiators, door to utility room.

Utility Room

Rear elevation double glazed door, a range of eye and base level units with rolled edge work surfaces, inset stainless steel sink and drainer, space and plumbing for washing machine, space for tumble dryer, wall mounted boiler, tiled wood effect flooring, access to garage.

First Floor Landing

Built in airing cupboard, loft hatch, built in storage cupboard, doors to all first floor rooms, radiator.

Master Bedroom 16'0" (4.88m) x 11'3" (3.43m)

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

En-Suite

Side elevation double glazed frosted window, low level WC, built in hand wash basin with storage space, double separate shower cubicle, fully tiled walls, tiled flooring.

Bedroom Two 11'0" (3.35m) x 10'8" (3.25m)

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

Bedroom Three

14'2" (4.32m) x 9'2" (2.79m)

Rear elevation double glazed window, TV point, BT point, radiator.

Bedroom Four 16'8" (5.08m) x 10'0" (3.05m)

Rear elevation double glazed velux window, built in storage cupboard, TV point, radiator.

Bathroom

Front elevation double glazed frosted window, low level WC, built in wash hand basin with storage space, panel enclosed bath with shower attachment over, part tiled walls, tiled flooring, heated towel rail.

Outside

To The Front

Courtesy path to front door, mainly laid to lawn, flower bed border.

To The Rear

Large patio area, mainly laid to lawn, side gate.

Parking

For four vehicles.

Garage

Single with up and over door with lighting and power.



appointment to view

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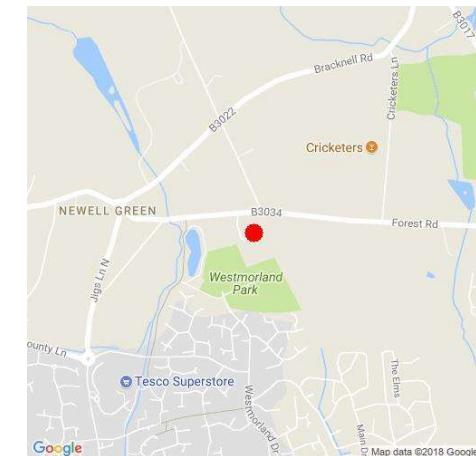
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we're here to help

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

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