



****WOODHURST PARK**** This recently constructed three bedroom semi-detached home, set in a cul de sac location within the sought after Woodhurst Park development in Warfield. The property is constructed to a high specification and offers flexible accommodation over two floors including master bedroom with En-Suite shower room, two further bedrooms, family bathroom, 18ft living room, kitchen, WC, cloakroom. Externally the property has a landscaped rear garden as well as driveway parking leading to the garage. The property is available from the 1st August 2019 on an unfurnished basis.

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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, ¼ 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 Brathwaite. [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].



New Build



Fully Fitted Kitchen



Three bedroom



Woodhurst Park



Semi-Detached Home



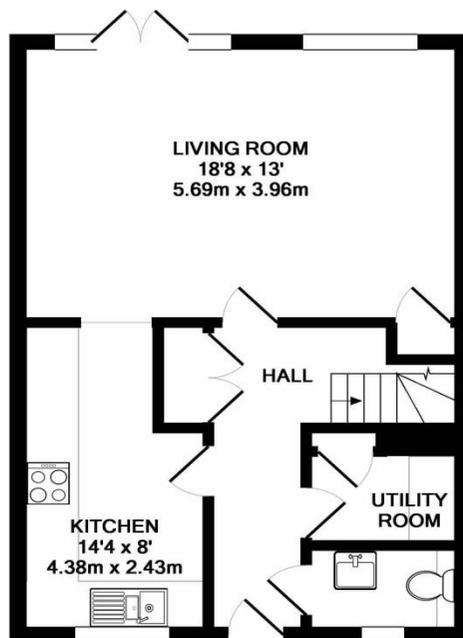
Available 1st August 2019



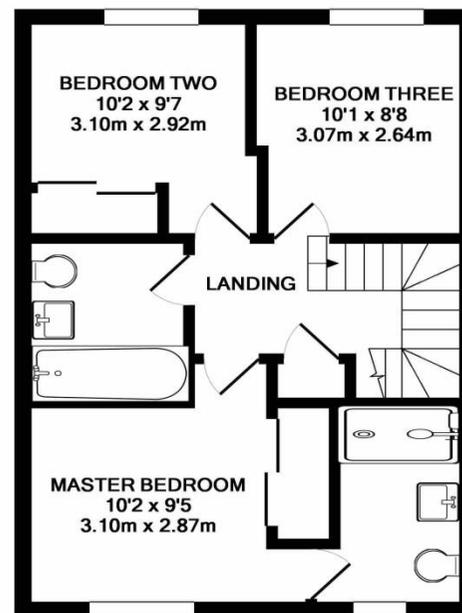
En-Suite And Bathroom



Unfurnished



GROUND FLOOR



1ST FLOOR

EPC ratings: **B**

CTax band:





Hallway

Stairs to first floor, doors to all ground floor rooms, cloakroom.

Downstairs Toilet

Front aspect double glazed window, pedestal hand wash basin with mixer tap over, low level WC, part tiled walls, tiled flooring, underfloor heating.

Utility Room

Roll top work surface, washing machine, tumble dryer, cupboard.

Living Room 18'8" (5.69m) x 12'11" (3.94m)

Rear aspect double glazed window, rear aspect double glazed patio doors, TV point, Sky point, cupboard, under floor heating, opening to kitchen.

Kitchen 14'4" (4.37m) x 8'0" (2.44m)

Front aspect double glazed window, a range of eye and base level units with rolled edge work surfaces, sink and drainer with mixer tap over, oven and hob with extractor hood above, integrated fridge/freezer, dishwasher, part tiled splash back, tiled flooring, under floor heating.

First Floor Landing

Doors to all first floor rooms, airing cupboard.

Master Bedroom 10'2" (3.1m) x 9'5" (2.87m)

Front aspect double glazed window, fitted wardrobe, radiator.

En-Suite

Front aspect double glazed frosted window, shower cubicle with attachment over, hand wash basin with mixer tap over, low level WC, tiled walls, tiled flooring, heated towel rail.

Bedroom Two 10'2" (3.1m) x 9'7" (2.92m)

Rear aspect double glazed window, fitted wardrobe, radiator.

Bedroom three

10'1" (3.07m) x 8'8" (2.64m)

Rear aspect double glazed window, radiator.

Bathroom

Side aspect double glazed frosted window, panel enclosed bath with mixer tap and shower attachment over, hand wash basin with mixer tap over, low level WC, tiled walls, laminate flooring, heated towel rail.

Outside

To The Front

Courtesy path to front door, shrub border.

To The Rear

Enclosed landscaped rear garden, mainly laid to lawn with patio area and side gated access.

Garage

Single up and over door with lighting and power, driveway parking for one vehicle.



appointment to view

date: time:

viewing with...

owner:

sears agent:



locate the property



scan with your smartphone or tablet for full property details



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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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