



**** WEST FACING PRIVATE GARDEN ****
Located in a very desirable area within Warfield, is this four/ five bedroom detached family home which is available with no onward chain complications. The stand out feature of this property is its raised position within the road itself, which offers a great deal of privacy as well as uninterrupted views to the front and rear over greenery. Falling within the designated Whitegrove school catchment area, the property is within walking distance of the school for convenience and also benefits from a large master bedroom with En-Suite, as well as a family bathroom upstairs and a downstairs cloakroom off the utility room. The garage has been part converted to allow for a flexible living space that is currently used as a downstairs bedroom, but has previously been used as a den for the children and extra entertainment space over the years as well. There is ample parking to the front of the property for numerous vehicles as well, so viewings are highly recommended.

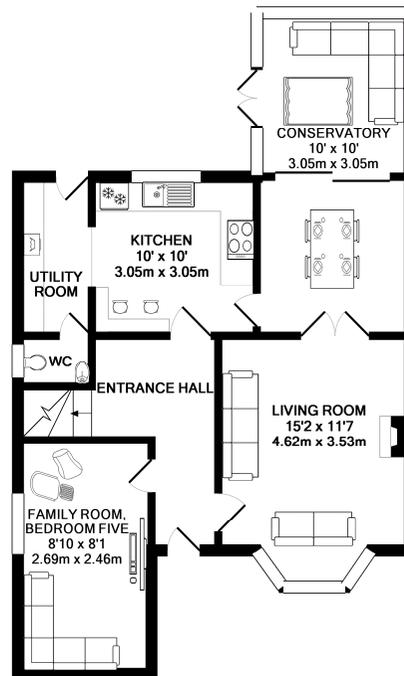
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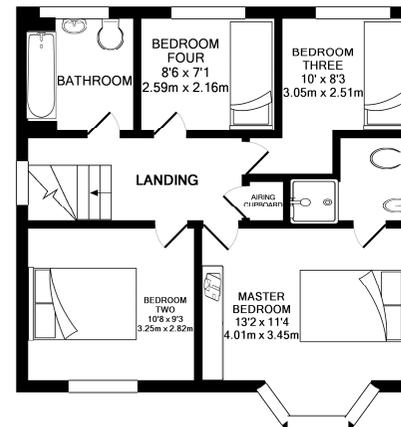
Warfield was originally an Anglo-Saxon settlement and is recorded in the Domesday Book as *Warwelt* [sic]. The name is believed to have originated from the Old English *wær + feld*, meaning 'Open land by a weir'.^[1] The medieval church is one of the finest in Berkshire, particularly noted for its Decorated Period chancel with beautiful carvings and 'Green Men'. It is a Grade II* listed building and located on Church Lane, ¾ 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]

- 📍 Five Bedrooms
- 📍 Detached Family Home
- 📍 No Onward Chain
- 📍 Three Reception Rooms

- 📍 Conservatory
- 📍 West Facing Garden
- 📍 Private Rear Garden
- 📍 Off Road Parking



GROUND FLOOR



1ST FLOOR

EPC ratings:
 CTax band:



Entrance

Stairs to first floor, doors to all ground floor rooms, tiled flooring, radiator.

Lounge 15'2" (4.62m) x 11'7" (3.53m)

Front elevation double glazed window, feature fireplace with wooden mantle surround and marble backing and hearth, TV point, TV point, wood effect flooring, radiator.

Dining Room 9'3" (2.82m) x 8'9" (2.67m)

Rear elevation double glazed doors to conservatory, wood effect flooring, radiator.

Kitchen 10'0" (3.05m) x 9'2" (2.79m)

Rear elevation double glazed window, a range of eye and base level units with rolled edge work surfaces, inset stainless steel sink and drainer, built in four ring hob and oven with extractor hood above, space for upright fridge/freezer, breakfast bar, tiled flooring.

Utility Room

Rear elevation double glazed doors to patio, a range of eye and base level units with rolled edge work surfaces, space and plumbing for washing machine, radiator.

Downstairs Cloakroom

Side elevation double glazed frosted window, low level WC, floating wash hand basin, tiled flooring, radiator.

Conservatory 10'0" (3.05m) x 10'0" (3.05m)

Side elevation double glazed door to patio, tiled flooring, under floor heating.

Family Room/Bedroom Five 8'10" (2.69m) x 8'1" (2.46m)

Side elevation double glazed window, TV point, radiator.

First Floor Landing

Side elevation double glazed frosted window, loft hatch, built in airing cupboard, doors to all first floor rooms.

Master Bedroom

13'2" (4.01m) x 11'4" (3.45m)
Front elevation double glazed window, radiator.

En-Suite

Side elevation double glazed frosted window, low level WC, built in hand wash basin, shower cubicle, part tiled walls, tiled flooring, radiator.

Bedroom Two 10'8" (3.25m) x 9'3" (2.82m)

Front elevation double glazed window, TV point, radiator.

Bedroom Three 10'0" (3.05m) x 8'3" (2.51m)

Rear elevation double glazed window, TV point, radiator.

Bedroom Four 8'6" (2.59m) x 7'1" (2.16m)

Rear elevation double glazed window, TV point, radiator.

Bathroom

Rear elevation double glazed frosted window, low level WC, pedestal wash hand basin, panel enclosed bath with shower attachment over, tiled flooring, part tiled walls, radiator.

Outside

To The Front

Courtesy path to front door, large corner plot.

To The Rear

Private rear garden, patio area, mainly laid to lawn, side gate.

Parking

For Three vehicles.

Garage

Small storage area.

appointment to view

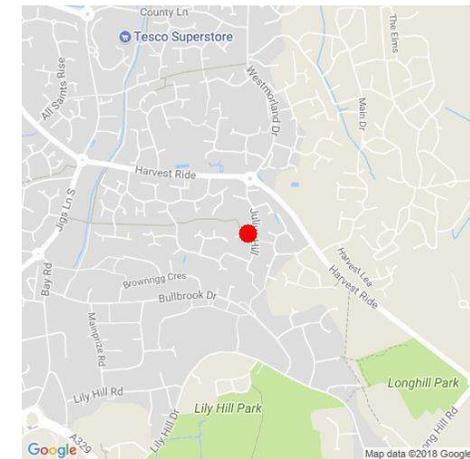
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we're here to help

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

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