



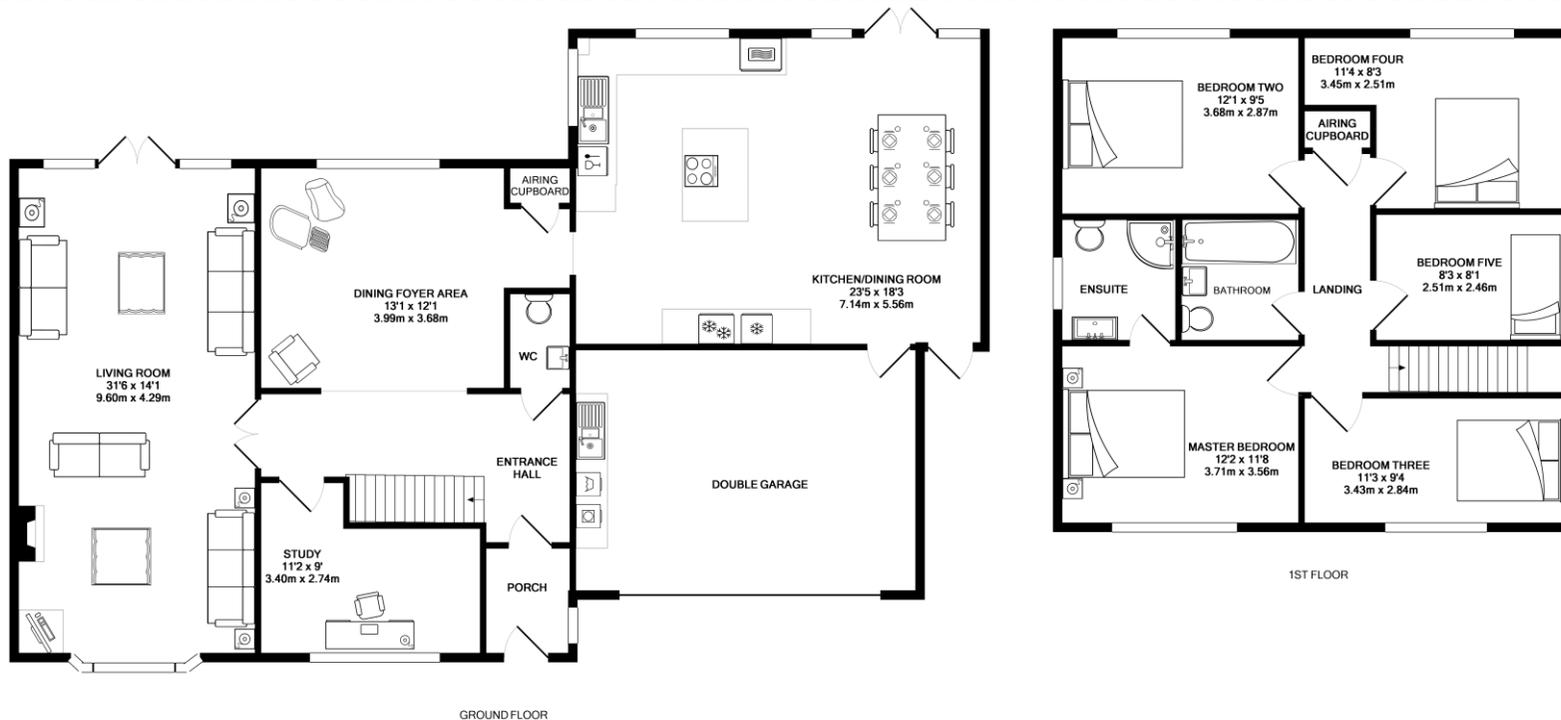
**\*\* IN THE HEART OF BINFIELD VILLAGE**  
**\*\* A very impressive and substantial five bedroom detached family. This particular property has been lovingly owned, extended and renovated over its life by the current vendors providing a great place to live. Downstairs it offers an impressive living area with three reception rooms and a large kitchen dining room, all the proportions throughout are generous in size. Upstairs there are five bedrooms in total with the master bedroom boasting an En-Suite shower room. A proportion of the house enjoys the benefit of under floor heating along with high quality fittings, the double garage is accessible via the kitchen, there is a utility space within along with electric roller door. Outside there is good size gardens surrounding the property with ample parking. Situated in the heart of Binfield Village with its excellent community, amenities, pubs along with easy access into the new Bracknell town centre.**

*\*\* IN THE HEART OF BINFIELD VILLAGE \*\* A very impressive and substantial five bedroom detached family home. This particular property has been lovingly owned, extended and renovated over its life by the current vendors providing a great place to live.*



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 V111 when he stayed at the Stag & Hounds when it was a hunting lodge and also used by Queen Elizabeth 1, 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 Family Home
-  In The Heart Of The Village
-  Detached
-  Double Garage
-  Five Bedrooms
-  Good Size Garden
-  Generous Ground Floor Area
-  Master En-Suite



EPC ratings:   
 CTax band: 

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#### Front Porch -

Side elevation double glazed window, door to entrance hall, under floor heating, wood effect flooring.

#### Entrance Hall -

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

#### Downstairs Cloakroom -

Low level WC, floating wash hand basin, part tiled walls, under floor heating.

#### Foyer/Dining Area - 13'1" (3.99m) x 12'1" (3.68m)

Rear elevation double glazed window, built in airing cupboard.

#### Study Room - 11'2" (3.4m) x 9'0" (2.74m)

Front elevation double glazed window, BT point, radiator.

#### Lounge - 31'6" (9.6m) x 14'1" (4.29m)

Front elevation double glazed window, rear elevation double glazed door to patio, feature log burner and surround mantle, built in storage cupboard, TV point, BT point, two radiators.

#### Kitchen/Diner - 23'5" (7.14m) x 18'3" (5.56m)

Side elevation double glazed window, rear elevation double glazed window, rear elevation double glazed door to patio, front elevation double glazed door, a range of eye and base level units with rolled edge work surfaces, inset sink and drainer, integrated dishwasher, island set up with built in four ring induction hob and extractor, built in double oven, space and plumbing for double upright fridge freezer, door to garage, two radiators and under floor heating.

#### First Floor Landing -

Built in airing cupboard, loft hatch, door leading to all upstairs rooms.

#### Master Bedroom - 12'2" (3.71m) x 11'8" (3.56m)

Front elevation double glazed window, radiator.

#### En-Suite -

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

#### Bedroom Two - 12'1" (3.68m) x 9'5" (2.87m)

Rear elevation double glazed window, radiator.

#### Bedroom Three - 11'3" (3.43m) x 9'4" (2.84m)

Front elevation double glazed window, radiator.

#### Bedroom Four - 11'4" (3.45m) x 8'3" (2.51m)

Rear elevation double glazed window, radiator.

#### Bedroom Five - 8'3" (2.51m) x 8'1" (2.46m)

Side elevation double glazed window, radiator.

#### Bathroom -

Low level WC, built in hand wash basin, panel enclosed bath with shower attachment over, part tiled walls, radiator.

#### Outside -

#### To The Front -

Courtesy path leading to the front door, mainly laid to lawn.

#### To The Rear -

Mainly laid to lawn, patio and walkway, side gate.

#### Parking -

Parking for three vehicles.

#### Double Garage -16'2" (4.93m) x 16'0" (4.88m)

Electric roller door, utility area, two radiators.



## appointment to view

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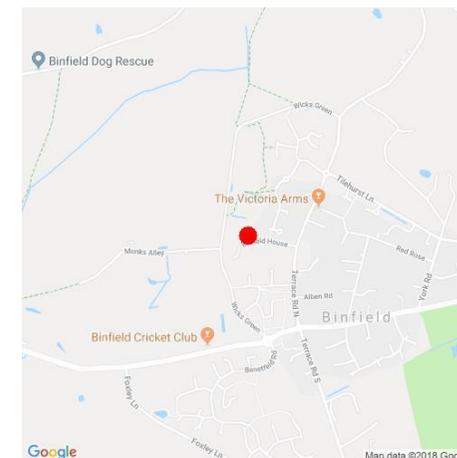
viewing with...

owner: .....

sears agent: .....



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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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