



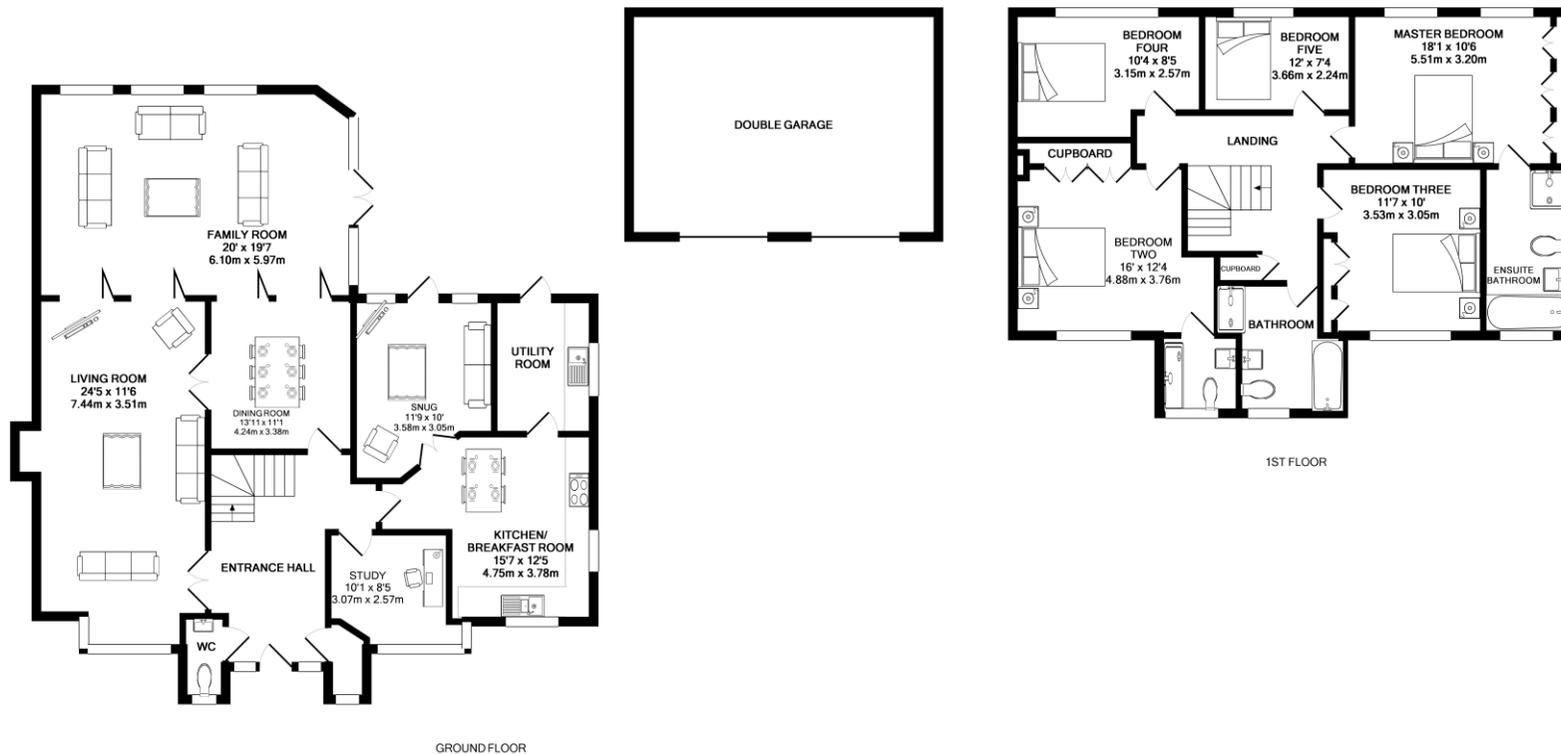
**** HIGHLY SOUGHT AFTER LOCATION**
**** A very impressive and substantial five bedroom detached family home, owned since new and built by Wilcon bespoke homes. Situated in a very prestigious road in Warfield and only a short walk from the new town centre along with local amenities and schools. Throughout this entire family home you are spoiled with generous proportions, balance and space. Most of the rooms benefit from being dual aspect, as a recent addition to the property the current vendors have added on a very impressive and sizable family room. In total the property boasts five reception rooms and five bedrooms with two En-Suites along with main family bathroom. Outside there are both good size rear and front gardens with the rear garden offering a large patio area and a high level of privacy with a park to the rear. You will find a double garage with a large drive way to the front with parking for up to six vehicles. Overall this property is very impressive and would make a fantastic family home for any prospective buyer.**

**** HIGHLY SOUGHT AFTER LOCATION **** A very impressive and substantial five bedroom detached family home, owned since new and built by Wilcon bespoke homes. Situated in a very prestigious road in Warfield but still remains only a short walk from the new town centre along with local amenities.



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]

- 📍 Detached Family Home
- 📍 Highly Sought After Location
- 📍 Five Bedrooms
- 📍 Three Bathrooms
- 📍 Five Receptions Rooms
- 📍 Double Garage
- 📍 Rare To Market
- 📍 Good Size Gardens



EPC ratings:
 CTax band:

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Entrance Hall -
Stairs to first floor, wood effect flooring, doors leading to all rooms on the ground floor, built in storage cupboard, BT point, radiator.

Downstairs Cloakroom -
Front elevation double glazed frosted window, low level WC, pedestal wash hand basin, wood effect flooring, radiator.

Study - 10'1" (3.07m) x 8'5" (2.57m)
Front elevation double glazed bay window, BT point, radiator.

Kitchen/Breakfast Room - 15'7" (4.75m) x 12'5" (3.78m)
Side elevation double glazed window, front elevation double glazed window, a range of eye and base level units with rolled edge work surfaces, built in four ring hob with double oven and extractor hood over, integrated upright fridge freezer, integrated dishwasher, inset stainless steel sink with drainer, part tiled walls, tiled flooring, radiator.

Snug - 11'9" (3.58m) x 10'0" (3.05m)
Rear elevation double glazed door to patio, TV point, BT point, wood effect flooring, radiator.

Utility Room -
Side elevation double glazed window, rear elevation double glazed door to patio, inset stainless steel sink with drainer, a range of eye and base level units with rolled edge surfaces, part tiled walls, space and plumbing for washing machine

Living Room - 24'5" (7.44m) x 11'6" (3.51m)
Front elevation double glazed bay window, rear elevation double glazed bi-fold door, feature gas fireplace with stone mantle, surround and hearth, wood effect flooring, TV point, BT point, two radiators.

Dining Room - 13'0" (3.96m) x 11'1" (3.38m)
Rear elevation double glazed bi-fold door to family room, wood effect flooring, radiator.

Family Room - 20'0" (6.1m) x 19'7" (5.97m)
Side elevation double glazed window, side elevation double glazed bi-fold door to patio, tiled flooring, three radiators and under floor heating.

First Floor Landing -
Gallery landing, loft hatch, built in airing cupboard, door to all bedrooms and bathroom, radiator.

Master Bedroom - 18'1" (5.51m) x 10'6" (3.2m)
Dual rear elevation double glazed window, built in wardrobe with hanging space and shelving, TV point, BT point, two radiators.

En-Suite Bathroom -
Front elevation double glazed frosted window, side elevation double glazed frosted window, low level WC, pedestal hand wash basin, panel enclosed bath, separate shower cubicle, part tiled walls, radiator.

Bedroom Two - 16'8" (5.08m) x 12'4" (3.76m)
Front elevation double glazed window, built in wardrobe with hanging space and shelving, TV point, radiator.

En-Suite Bathroom -
Front elevation double glazed frosted window, low level WC, built in hand wash basin, separate double shower cubicle, part tiled walls, tiled flooring, heated towel rail.

Bedroom Three - 11'7" (3.53m) x 10'0" (3.05m)
Front elevation double glazed window, built in wardrobe with hanging space and shelving, TV point, radiator.

Bedroom Four - 10'4" (3.15m) x 8'5" (2.57m)
Rear elevation double glazed window, TV point, radiator.

Bedroom Five - 12'0" (3.66m) x 7'4" (2.24m)
Rear elevation double glazed window, TV point, radiator.

Family bathroom -
Front elevation double glazed window, low level WC, pedestal hand wash basin, panel enclosed bath, separate shower cubicle, part tiled walls, radiator.

Outside -

To The Rear -
Large patio, side gate, mainly laid to lawn.

appointment to view

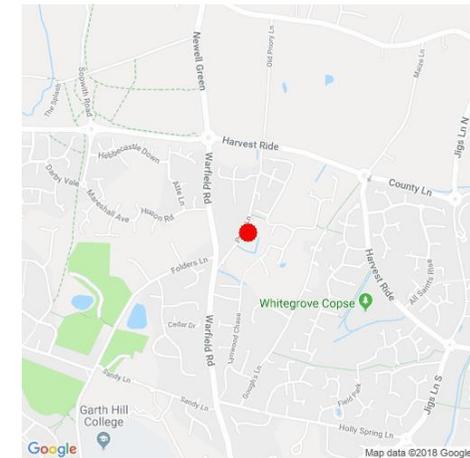
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we're here to help

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

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