



**** A HOUSE OF HIGH STANDARDS **** An incredibly impressive five bedroom detached family home. Forming part of the architecturally awarded North Cott development of Birch Hill with its innovated Dutch Barn design the current vendors have contributed hugely by creating what is an impressive home. The current vendors over the years have improved and extended the property to an incredibly high standard with quality fittings throughout. The property itself is expansive and offers an incredible amount of generous living space, the property has been well thought out and flows from room to room very well. Upstairs there are two further floors offering five double bedrooms and two bathrooms. On the top floor the landing area has been transformed into an additional living space whilst outside the gardens have been landscaped and fitted with a home studio. There is a private drive for off road parking for two vehicles along with a partitioned garage for storage. Situated only a stones throw away from the impressive South Hill Park, local amenities and commuter links makes it an ideal location.

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Bracknell is a town and civil parish in the Borough of Bracknell Forest in Berkshire, England. It lies 11 miles (18 km) to the southeast of Reading, 10 miles (16 km) southwest of Windsor and 30 miles (48 km) west of central London. The town has a population of 52,696.

The town is surrounded, on the east and south, by the vast expanse of Swinley Woods and Crowthorne Woods. Bracknell has two railway stations, Bracknell and Martins Heron, both of which are on the Waterloo to Reading Line, originally built by the London and South Western Railway and now operated by South West Trains. As a consequence of the frequent service on this line, Bracknell is now a major commuter centre with its residents travelling in both directions (westwards to Reading and eastwards to London (Waterloo))



Detached Family Home



Generous Living Accommodation



Five Double Bedrooms



Landscaped Gardens



No Onward Chain



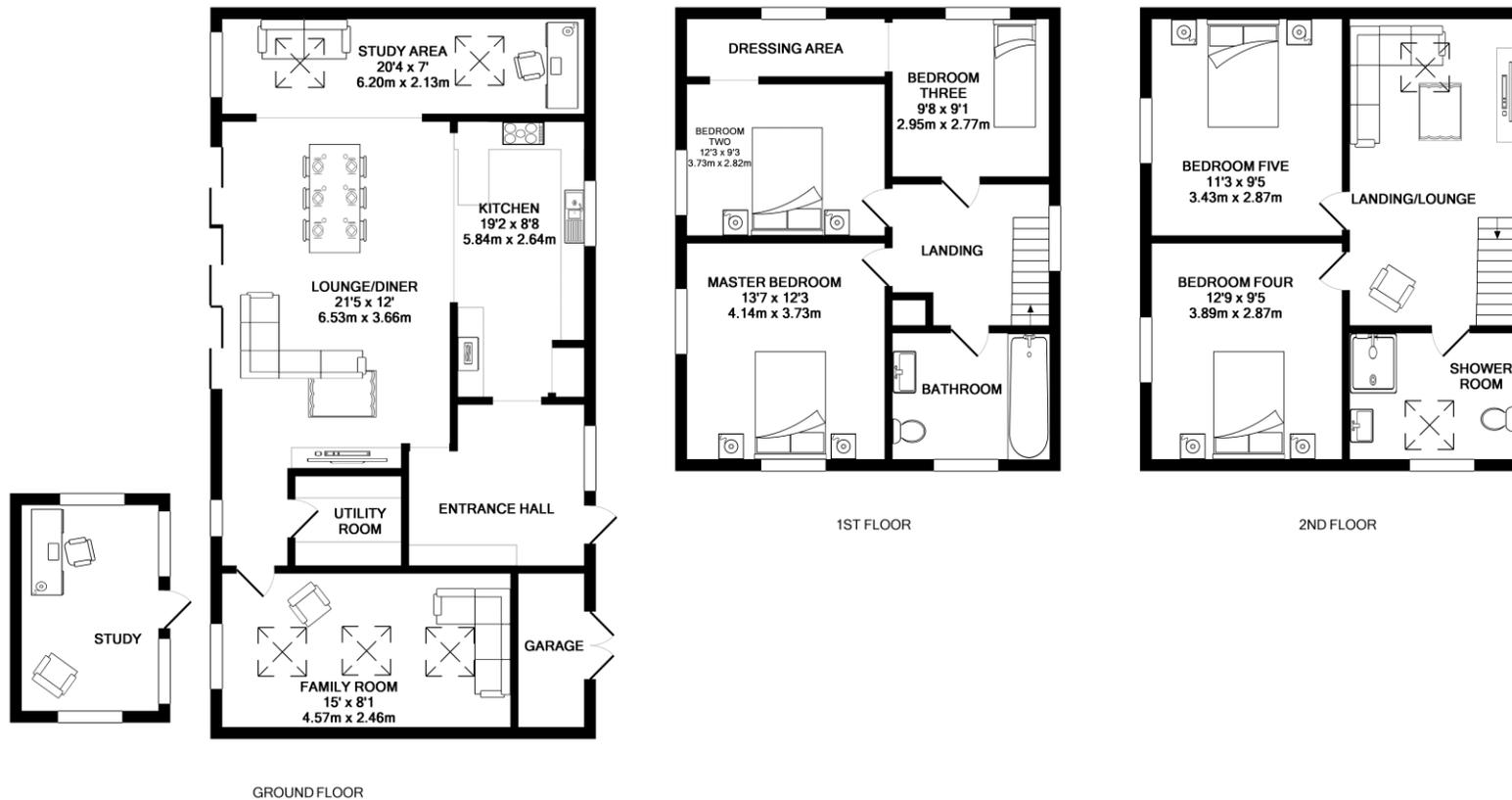
Home Studio



Extended & Improved



Two Bathrooms



EPC ratings: 
 CTax band: 

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Entrance
Stairs to first floor, doors to all ground floor rooms, radiator.

Downstairs Cloakroom
Low level WC, built in hand wash basin, part tiled walls, tiled flooring

Living Room 21'5" (6.53m) x 12'0" (3.66m)
Rear elevation double glazed bi fold doors, rear elevation double glazed window, oak flooring, TV point, BT point, radiator.

Extended Study 20'4" (6.2m) x 7'0" (2.13m)
Three velux windows, side elevation double glazed window, oak flooring, BT point, two radiators.

Kitchen 19'2" (5.84m) x 8'8" (2.64m)
Front elevation double glazed window, a range of eye and base level units with rolled edge work surfaces, inset sink and drainer, built in five ring hob, built in double oven, integrated dishwasher, integrated fridge, built in under stairs cupboard, built in storage cupboard.

Utility Room
Space for washing machine and tumble dryer

Family Room 15'0" (4.57m) x 8'1" (2.46m)
Rear elevation double glazed window, two velux windows, oak flooring, radiator.

First Floor Landing
Front elevation double glazed window, stairs to second floor, doors to all first floor rooms, radiator.

Master Bedroom 13'7" (4.14m) x 12'3" (3.73m)
Side elevation double glazed window, front elevation double glazed window, wood effect flooring, radiator.

Bedroom Two 12'3" (3.73m) x 9'3" (2.82m)
Rear elevation double glazed window, wood effect flooring, radiator.

Dressing Room
Side elevation double glazed window, wood effect flooring.

Bedroom Three 9'8" (2.95m) x 9'1" (2.77m)
Rear elevation double glazed window, wood effect flooring, radiator.

Bathroom
Side elevation double glazed frosted window, low level WC, built in **hand wash basin**, panel enclosed bath with shower attachment over, fully tiled walls, tiled flooring, heated towel rail.

Second Floor Landing/Lounge Area 17'8" (5.38m) x 12'0" (3.66m)
Rear elevation double glazed velux window, TV point, BT point, wood effect flooring, doors to all second floor rooms, built in airing cupboard, radiator.

Bedroom Four 12'9" (3.89m) x 9'5" (2.87m)
Rear elevation double glazed window, TV point, wood effect flooring, radiator.

Bedroom Five 11'3" (3.43m) x 9'5" (2.87m)
Rear elevation double glazed window, wood effect flooring, radiator.

Shower Room
Rear elevation velux window, low level WC, floating hand wash basin, shower cubicle, eaves storage, tiled flooring, heated towel rail.

Outside
Front
Mainly laid to lawn with courtesy path to front door.

Rear
Side gate, landscaped large patio area, water fountain, high flower bed borders.



appointment to view

date: time:

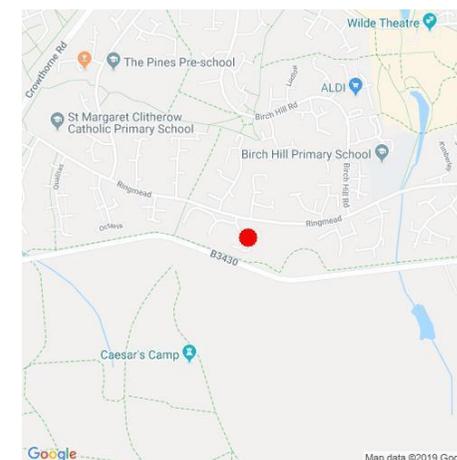
viewing with...

owner:

sears agent:



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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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