



**** HIGHLY SOUGHT AFTER LOCATION **** A well presented four bedroom detached family home, set in the very desirable area of Warfield. The property itself offers good size living accomodation, including three reception rooms and fitted kitchen with utility. The property also benefits from having a conservatory to the rear with access to the garden along with downstairs W/C. Upstairs the property comprises of four bedrooms, with the master boasting an En-Suite shower room and built in double wardrobes. Bedroom two and three also benefit from extra storage and a main family bathroom. Outside there are both front and rear gardens, mainly laid to lawn, off road parking for two vehicles and a single garage. Available 10th August 2020 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]



Detached Family Home



En-Suite To Master Bedroom



Four Bedrooms



Garage & Off Road Parking



Three Reception Rooms



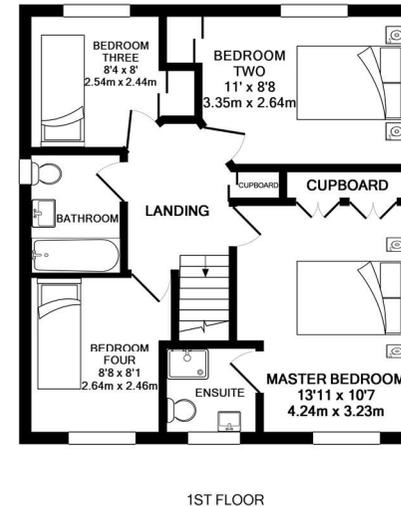
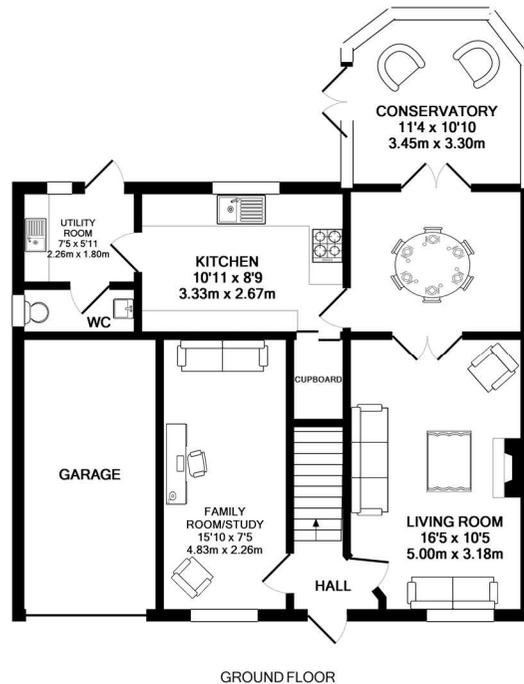
Unfurnished



Conservatory



Available 10th August 2020



EPC ratings: **D/**

CTax band: **Unk**

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Entrance

Stairs rising to first floor, wood effect flooring, doors to all rooms, radiator.

Study/Playroom 15'10" (4.83m) x 7'5" (2.26m)

Front elevation double glazed window, BT Point, radiator.

Living Room 16'5" (5m) x 10'6" (3.2m)

Front elevation double glazed window, feature electric fireplace with wooden mantle surround, marble backing and marble hearth, TV point, BT point.

Dining Room 10'7" (3.23m) x 8'9" (2.67m)

Rear elevation double glazed door to conservatory, radiator.

Kitchen

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 over, integrated dishwasher, space for washing machine, part tiled walls, wood effect flooring, built in under stairs cupboard, radiator.

Utility Room 7'5" (2.26m) x 5'11" (1.8m)

Rear elevation double glazed window, rear elevation double glazed door, a range of eye and base level units with rolled edge work surfaces, inset stainless steel sink and drainer, space for tumble dryer, wall mounted boiler, part tiled walls, wood effect flooring, radiator.

Downstairs Cloakroom

Side elevation double glazed window, low level WC, pedestal wash hand basin, part tiled walls, radiator.

Conservatory 11'4" (3.45m) x 10'10" (3.3m)

Side elevation double glazed window, rear elevation double glazed window, tiled flooring, electric radiator.

First Floor Landing

Built in airing cupboard, loft hatch, doors to all first floor rooms.

Master Bedroom

13'11" (4.24m) x 10'7" (3.23m)

Front elevation double glazed window, built in wardrobe with hanging space and shelving, TV point, radiator.

En Suite

Front elevation double glazed frosted window, low level WC, pedestal hand wash basin, shower cubicle, fully tiled walls, tiled flooring, heated towel rail.

Bedroom Two 11'0" (3.35m) x 8'8" (2.64m)

Rear elevation double glazed window, built in wardrobe with hanging space and shelving, TV point, radiator.

Bedroom Three 8'4" (2.54m) x 8'0" (2.44m)

Rear elevation double glazed window, built in wardrobe with hanging space and shelving, radiator.

Bedroom Four 8'8" (2.64m) x 8'1" (2.46m)

Front elevation double glazed window, radiator.

Bathroom

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

Outside

Front

Mainly laid to lawn with courtesy path to front door.

Rear

Mainly laid to lawn with patio area and side gate.

Garage

Single garage with up and over door and light and power.

Parking

Parking spaces for two vehicles.

appointment to view

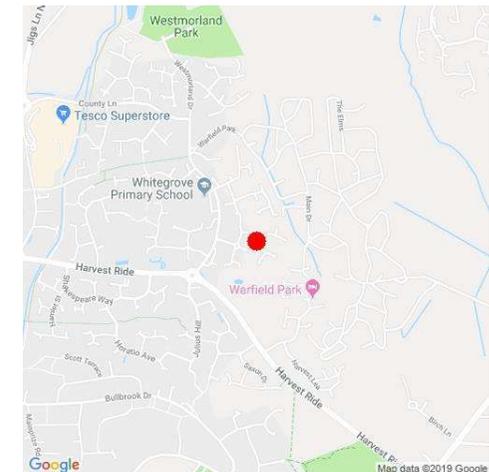
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we're here to help

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

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