



**\*\* STUNNING FROM TOP TO BOTTOM \*\*** An incredibly impressive family home, kept in show home condition. Located in the exclusive Berkeley Homes development this family home has an impressive 2000 sqft of accommodation and is deceptive from the outside, downstairs it boasts a large open plan living space with a large kitchen/dining room and family living area. On the first floor there is formal living room along with two bedrooms and a main family bathroom. On the second floor you will find two double bedrooms with both having large En-Suite shower rooms, throughout the property there is an extensive amount of storage. The current vendors have upgraded the property creating a stunning family home in immaculate condition. Outside there is an enclosed rear garden with access to parking and a single garage. Offering nearby walks and location in a semi rural position, whilst still only be a stones throw away from nearby amenities, schools and transport links.

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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]



Four Bedrooms



Immaculate Throughout



Semi-Detached Family Home



Highly Sought After Development



Generous Living Accommodation



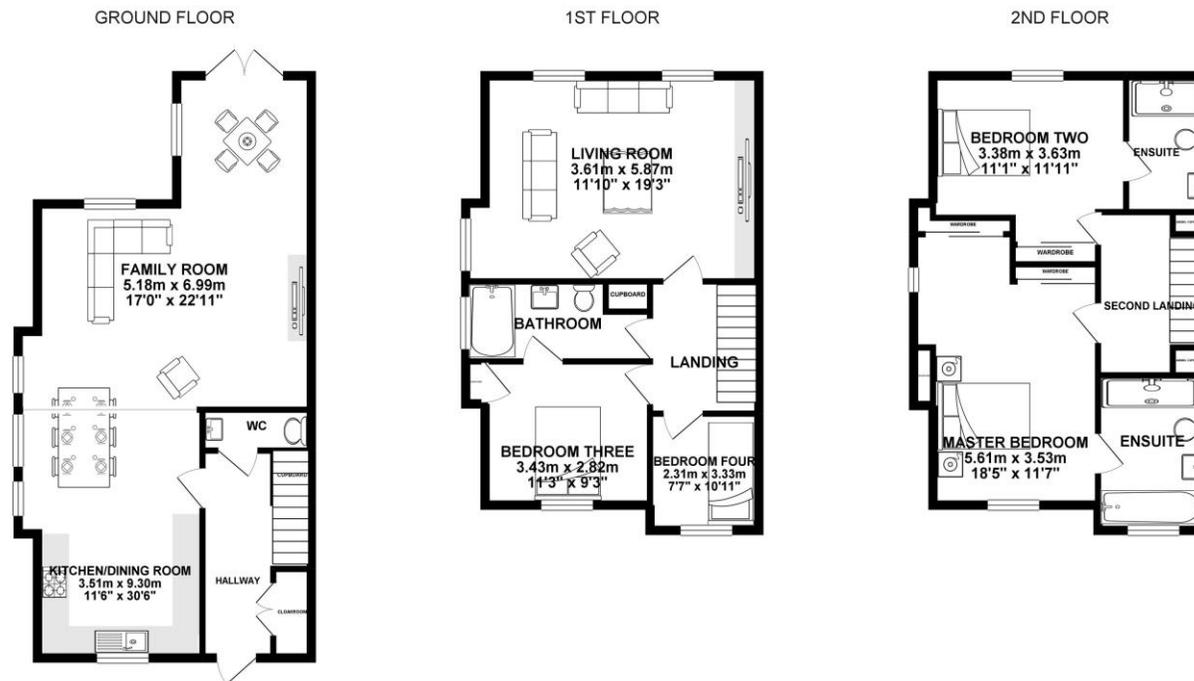
Off Road Parking



Two En-Suites



Single Garage



EPC ratings: **B**

CTax band: **2**





**Entrance**  
Built in cupboard, stairs rising to first floor, built in under stairs cupboard, doors to all first floor rooms.

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

**Kitchen/Dining Room 30'6" (9.3m) x 11'6" (3.51m)**  
Front elevation double glazed window, three side elevation double glazed windows, a range of eye and base level units with quartz work surfaces, inset stainless steel sink and drainer, built in four ring hob with extractor hood above, built in double oven, integrated dishwasher, integrated washing machine/tumble dryer, integrated fridge, tiled flooring, under floor heating.

**Family Room 22'11" (6.99m) x 17'0" (5.18m)**  
Two side elevation double glazed windows, rear elevation double glazed double doors to patio, TV point, BT point, under floor heating.

**First Floor Landing**  
Built in storage cupboard, stairs rising to second floor, doors to all second floor rooms.

**Living Room 19'3" (5.87m) x 11'10" (3.61m)**  
Side elevation double glazed window, two rear elevation double glazed window, built in storage cupboard, TV point, two radiators.

**Bedroom Three 11'3" (3.43m) x 9'3" (2.82m)**  
Front elevation double glazed window, built in wardrobe, door to bathroom (jack and Jill style), TV point, radiator.

**Bedroom Four 10'11" (3.33m) x 7'7" (2.31m)**  
Front elevation double glazed window, BT point, TV point, radiator.

**Bathroom**  
Rear elevation double glazed frosted window, low level WC,

floating hand wash basin, panel enclosed bath, part tiled walls, heated towel rail.

**Second Floor Landing**  
Built in airing cupboard, built in storage cupboard, doors to all second floor rooms, radiator.

**Master Bedroom 18'5" (5.61m) x 11'7" (3.53m)**  
Front elevation double glazed window, side elevation double glazed window, built in his and hers wardrobes with hanging space and shelving, built in single wardrobe, TV point, BT point, two radiators.

**En Suite**  
Front elevation double glazed frosted window, low level WC, floating hand wash basin, panel enclosed bath, separate double shower cubicle with shower attachment over, fully tiled walls, heated towel rail.

**Bedroom Two 11'11" (3.63m) x 11'1" (3.38m)**  
Rear elevation double glazed window, built in double wardrobe with hanging space and shelving, TV point, BT point, radiator.

**En Suite**  
Low level WC, floating hand wash basin, separate double shower cubicle with attachment over, fully tiled walls, heated towel rail.

**Outside**  
**To the Front**  
Mainly laid to lawn, courtesy path to front door.

**To the Rear**  
Mainly laid to lawn, with patio area.

**Parking**  
Driveway parking for two vehicles.

**Garage**  
Single garage



## appointment to view

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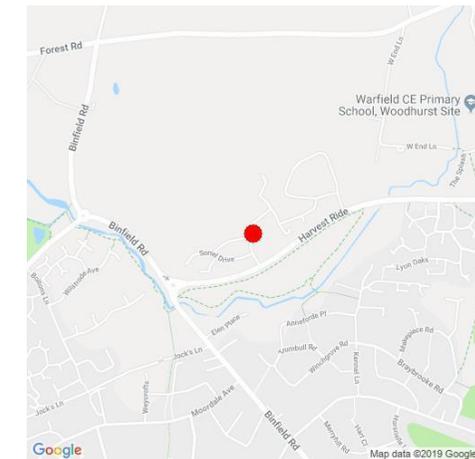
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## we're here to help

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

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