



**** WHITEGROVE CATCHMENT **** This substantial four bedroom detached family home is set in the desirable area of Warfield. This family home offers three reception rooms, fitted kitchen along with downstairs w.c and utility. Upstairs there are four good size bedrooms with the Master bedroom boasting built in wardrobes and a newly fitted En-Suite shower room. Both the main family bathroom and downstairs w.c have been newly fitted. Impressive is the outside space with a larger than average rear garden with a high aspect of privacy, there is off road parking for two vehicles along with a large double garage. Situated only a short walk away from the sought after Whitegrove primary school, easy access to transport links along with a nearby park and Tesco super store.

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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, ¾ 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]



Four Bedroom



Double Garage



Detached Family Home



Sought After Location



Three Reception Rooms



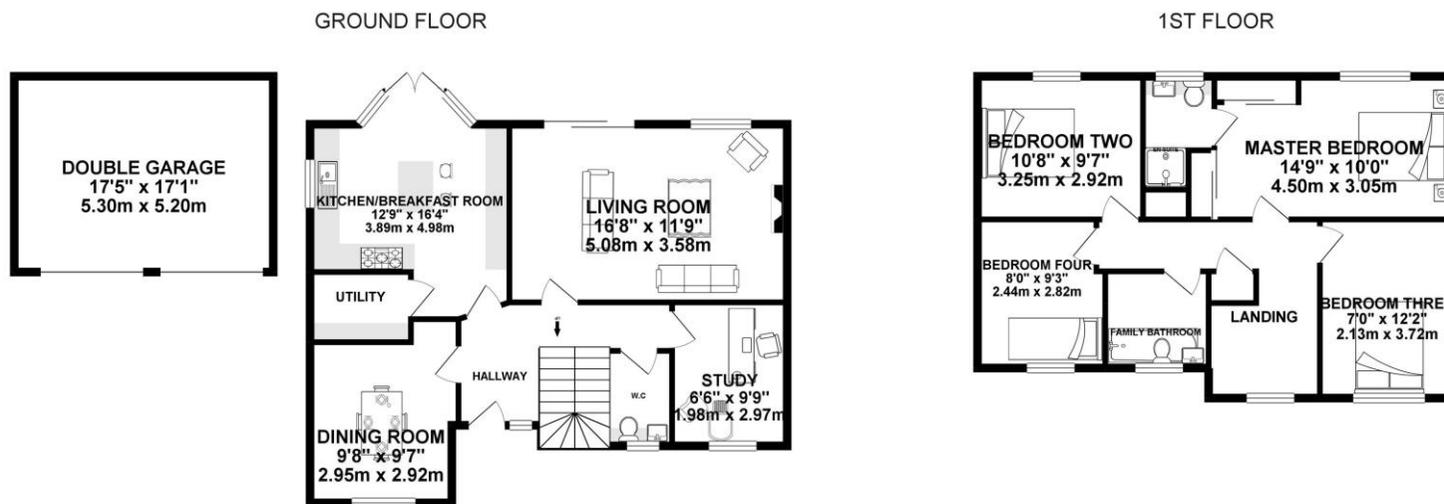
Off Road Parking



Larger Than Average Garden



Whitegrove Catchment



EPC ratings: **D**

CTax band: **Yellow**





Entrance

Doors to all ground floor rooms, stairs rising to first floor, wood effect flooring, radiator.

Downstairs WC

Front elevation double glazed frosted window, low level WC, pedestal hand wash basin, part tiled walls, wood effect flooring, radiator.

Study 9'9" (2.97m) x 6'6" (1.98m)

Front elevation double glazed window, BT point, radiator.

Living Room 16'8" (5.08m) x 11'9" (3.58m)

Rear elevation double glazed sliding doors to patio, rear elevation double glazed window, feature electric fireplace and marble mantle with surround and hearth, TV point, radiator.

Dining Room 9'8" (2.95m) x 9'7" (2.92m)

Front elevation double glazed window, TV point, radiator.

Kitchen/Breakfast Room 16'4" (4.98m) x 12'9" (3.89m)

Rear elevation double glazed window, rear elevation double glazed double doors, a range of eye and base level units with Granite work surfaces, inset Butler sink, integrated rangemaster with extractor hood above, integrated dishwasher, space for upright fridge/freezer, part tiled walls, tiled flooring, breakfast bar/island, radiator.

Utility Room

Side elevation double glazed window, a range of eye and base level units with Granite work surfaces, inset Butler sink, space for washing machine, space for tumble dryer, wall mounted boiler, part tiled walls, tiled flooring.

First Floor Landing

Front elevation double glazed window, built in airing cupboard, doors to all first floor rooms.

Master Bedroom 14'9" (4.5m) x 10'0" (3.05m)

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

En Suite

Rear elevation double glazed frosted window, low level WC, built in hand wash basin, separate cubicle with attachment over, fully tiled walls, tiled flooring, heated towel rail.

Bedroom Two 10'8" (3.25m) x 9'7" (2.92m)

Rear elevation double glazed window, radiator.

Bedroom Three 12'2" (3.71m) x 7'0" (2.13m)

Front elevation double glazed window, TV point, radiator.

Bedroom Four 9'3" (2.82m) x 8'0" (2.44m)

Front elevation double glazed window, radiator.

Bathroom

Front elevation double glazed frosted window, low level WC, built in hand wash basin, panel enclosed bath with mixer tap and attachment over, fully tiled walls, tiled flooring, 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 and side gate.

Garage

Double garage with up and over door, light and power.

Parking

Driveway parking for two vehicles.



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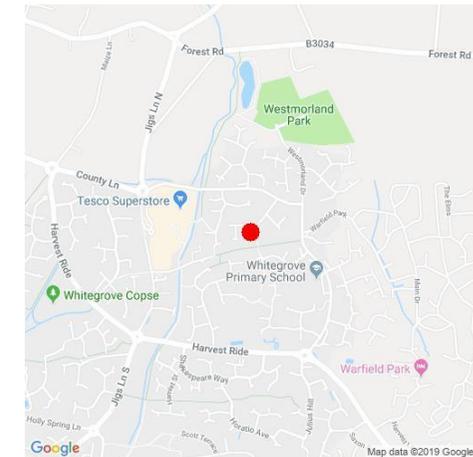
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we're here to help

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

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