



**** A SUBSTANTIAL FAMILY HOME**
**** A handsome and substantial four bedroom detached family home set in the desirable area of Warfield. The property itself offers two generous reception rooms along with a kitchen breakfast room, utility and downstairs w.c. Upstairs the property offers generous bedroom sizes with all four bedrooms being double in size. The master bedroom in particular is very large whilst boasting an En-Suite bathroom. Sitting on a corner plot the rear garden is of good proportions and has a private aspect to it, to the front of the property there is off road parking along with a single garage. Situated within easy reach of the newly regenerated Bracknell town centre, nearby amenities, transport links and good schools makes it an ideal place to live.**

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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].



Large Detached Family Home



Sought After Location



Four Double Bedrooms



Off Road Parking



Two Reception Rooms



Master With En-Suite



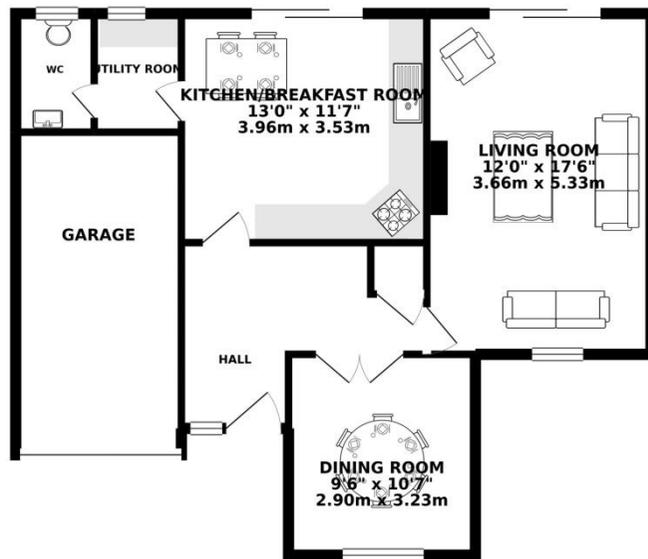
Private Garden



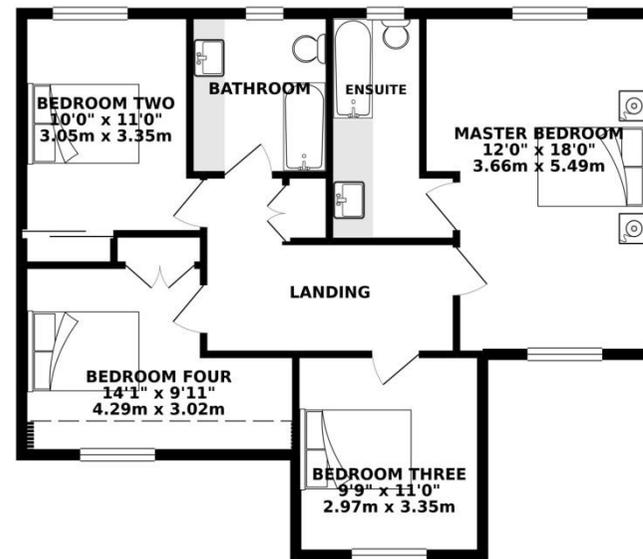
Corner Plot



GROUND FLOOR



1ST FLOOR



EPC ratings: **D**

CTax band: **■**





Entrance

Stairs rising to first floor, doors to all ground floor rooms, built in under stairs cupboard, radiator.

Living Room 17'6" (5.33m) x 12'0" (3.66m)

Rear elevation double glazed sliding door, front elevation double glazed window, feature gas fireplace with brick surround and wooden mantle, BT point, TV point, oak flooring, two radiators.

Dining Room 10'7" (3.23m) x 9'6" (2.9m)

Front elevation double glazed window, TV point, BT point, oak flooring, radiator.

Kitchen Breakfast Room 13'0" (3.96m) x 11'7" (3.53m)

Rear elevation double glazed sliding door, a range of eye and base level units with rolled edge work surfaces, inset stainless steel sink and drainer with mixer tap over, built in four ring hob with extractor hood above, built in oven, integrated upright fridge/freezer, space for dishwasher, part tiled walls, tiled flooring, radiator.

Utility Room

Rear elevation double glazed window, a range of eye and base level units with rolled edge work surfaces, space for washing machine, space for tumble dryer, tiled flooring, radiator.

Downstairs WC

Rear elevation double glazed frosted window, low level WC, floating hand wash basin with mixer tap over, tiled flooring, radiator.

First Floor Landing

Built in airing cupboard, loft hatch.

Master Bedroom 18'0" (5.49m) x 12'0" (3.66m)

Rear elevation double glazed window, front elevation double glazed window, BT point, two radiators.

En Suite

Rear elevation double glazed frosted window, low level WC, built in hand wash basin with mixer tap over, panel enclosed bath with mixer tap and attachment over, radiator.

Bedroom Two

11'0" (3.35m) x 10'0" (3.05m)

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

Bedroom Three 11'0" (3.35m) x 9'9" (2.97m)

Front elevation double glazed window, oak flooring, radiator.

Bedroom Four 14'1" (4.29m) x 9'11" (3.02m)

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

Bathroom

Rear elevation double glazed frosted window, low level WC, built in hand wash basin and storage with mixer tap over, panel enclosed bath with mixer tap and attachment over, part tiled walls, radiator.

Outside

To the Front

Corner plot mainly laid to lawn with courtesy path to front door.

To the Rear

Private and enclosed rear garden, mainly laid to lawn with patio area, side gate, access to garage, feature pond with rockery and bridge walkway.

Parking

Driveway parking for two vehicles.

Garage

Single garage with up and over door.



appointment to view

date: time:

viewing with...

owner:

sears agent:



locate the property



scan with your smartphone 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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