



**** WARFIELD **** A rarely available immaculate three bedroom home, located in a quiet cul de sac location within the sought after village of Warfield. The property was constructed to a high specification by "Millgate Homes" and benefits from fully fitted kitchen/breakfast room, downstairs cloakroom, spacious living room and conservatory, master bedroom with fitted wardrobes and en-suite, further two bedrooms and family bathroom. Externally the property offers a low maintenance garden with patio area and lawn as well as a large shed. Further benefits include a car port with parking for one car plus an additional allocated parking space. The property is available early November on 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]



Three Bedroom House



Private Rear Garden



Spacious Living Room



Parking For Two Cars



Master Bedroom with En-Suite



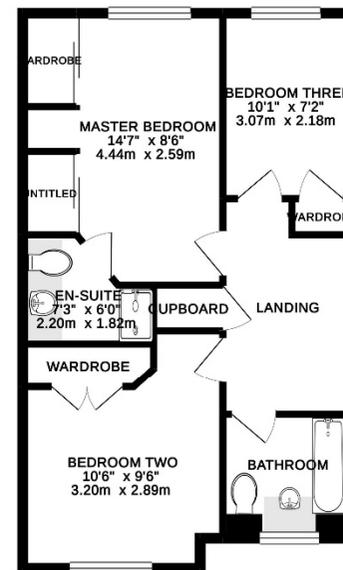
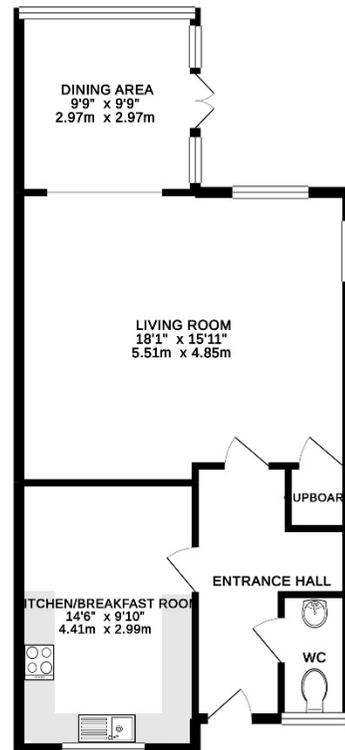
Unfurnished



Conservatory



Available Early November



EPC ratings: /

CTax band: Unk





Entrance Hall
Doors to all ground floor rooms, stairs to first floor.

Downstairs Cloakroom
Front elevation double glazed frosted window, wall mounted sink and vanity unit with mixer tap over, low level WC, part tiled splashback, tiled flooring, radiator.

Kitchen/Breakfast Room 14'6" (4.42m) x 9'10" (3m)
Front aspect double glazed window, a range of eye and base level units with granite work surfaces, oven and hob with extractor hood above, inset sink and drainer, integrated dishwasher, integrated fridge/freezer, integrated washing machine, tiled flooring, radiator.

Living Room 18'1" (5.51m) x 15'11" (4.85m)
Rear aspect double glazed window, fireplace, TV point, BT point, radiator, opening to conservatory.

Conservatory 9'9" (2.97m) x 9'9" (2.97m)
Dual aspect double glazed window, dual aspect double glazed patio doors, radiator.

First Floor Landing
Doors to all first floor rooms, airing cupboard.

Master Bedroom 14'7" (4.45m) x 8'6" (2.59m)
Rear aspect double glazed window, fitted wardrobes, TV point, radiator, door to En-Suite.

En-Suite 7'3" (2.21m) x 6'0" (1.83m)
Shower cubicle with attachment over, wall mounted sink and vanity unit with mixer tap over, low level WC, part tiled splashback, tiled flooring, heated towel rail.

Bedroom Two 10'6" (3.2m) x 9'6" (2.9m)

Front aspect double glazed window, fitted wardrobe, radiator.

Bedroom Three 10'1" (3.07m) x 7'2" (2.18m)
Rear aspect double glazed window, radiator.

Bathroom
Panel enclosed bath with shower attachment over, wall mounted sink and vanity unit with mixer tap over, low level WC, tiled walls, tiled flooring, heated towel rail.

Outside

To The Front
Decorative garden with courtesy path to front door, two allocated parking spaces one of which is located in a car port.

To The Rear
Enclosed low maintenance garden, partly laid to lawn, patio area and large storage shed also with side access.



appointment to view

date: time:

viewing with...

owner:

sears agent:



locate the property



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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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