



**\*\* EXCEPTIONAL BOTH INSIDE AND OUT \*\*** A stunning and well presented four bedroom family home. Set in the ever desirable development of Woodhurst Park, within stunning grounds and surrounded by open countryside it provides a semi rural lifestyle, whilst still being only moments away from the newly regenerated Bracknell town centre. The property itself is very generous in its size and offers a large amount of accommodation which includes two reception rooms, kitchen/diner, four good sized bedrooms and three bathrooms. Outside the property boasts a larger than average rear garden which has been professional landscaped by a renowned architectural landscaper. The entire property has been finished to an exceptional high standard from top to bottom and would make a fantastic home to any future buyer. The property has its own walk way to the front door which gives it a feeling of being separate from its surrounding neighbours along with providing off road parking for three vehicles.

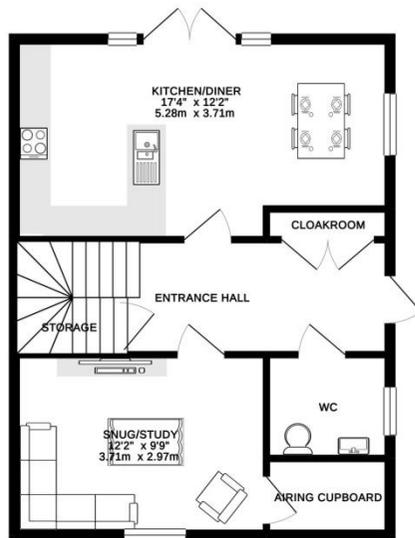
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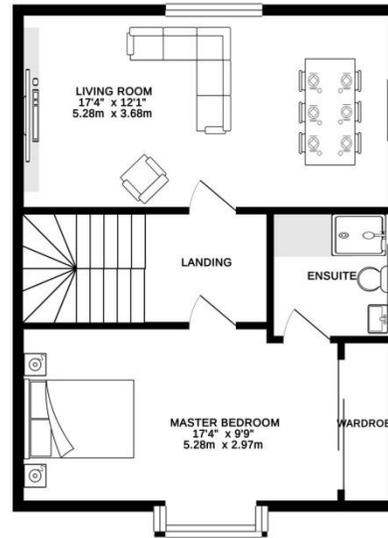
Warfield was originally an Anglo-Saxon settlement and is recorded in the Domesday Book as Warwelt [sic]. The name is believed to have originated from the Old English wær + feld, meaning 'Open land by a weir'. [1] The medieval church is one of the finest in Berkshire, particularly noted for its Decorated 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 Bedroom Family Home
- 📍 Two Reception Rooms
- 📍 Kitchen Diner
- 📍 High Specification
- 📍 Highly Sought After Location
- 📍 Open Countryside
- 📍 Three Bathrooms & Three Parking Spaces
- 📍 Architecturally Landscaped Rear Garden

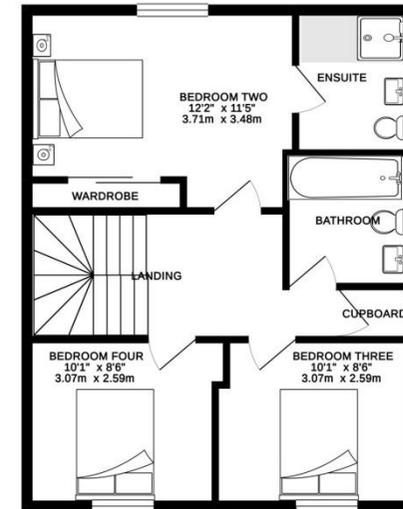
GROUND FLOOR



1ST FLOOR



2ND FLOOR



EPC ratings: -

CTax band: Unk





#### Entrance

Stairs rising to first floor, built in storage cupboard, tiled flooring, doors to all rooms, built in under stairs cupboard, under floor heating.

#### WC

Side elevation double glazed frosted window, low level WC, floating hand wash basin, part tiled walls, tiled flooring, under floor heating.

#### Study/Snug 12'2" (3.71m) x 9'9" (2.97m)

Side elevation double glazed window, built in storage cupboard, TV point, BT point, under floor heating.

#### Kitchen/Diner 17'4" (5.28m) x 12'2" (3.71m)

Side elevation double glazed window, front elevation double glazed window, side elevation double glazed doors to garden, a range of eye and base level units with Quartz work surfaces, built in sink and drainer, built in four ring hob with extractor fan over, built in double oven, intergrated dish washer, intergrated upright fridge freezer, tiled flooring, under floor heating.

#### First Floor

Stairs rising to second floor, doors to all rooms.

#### Living Room 17'4" (5.28m) x 12'1" (3.68m)

Side elevation double glazed window, front elevation double glazed window, TV point, BT point, radiator.

#### Master Bedroom 17'4" (5.28m) x 9'9" (2.97m)

Side elevation double glazed window, built in double wardrobe with hanging space and storage, TV point, BT point, radiator.

#### En-Suite

Low level WC, floating hand wash basin, double separate shower cubicle, fully tiled walls, tiled flooring, heated towel rail.

#### Second Floor Landing

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

#### Bedroom Two

12'2" (3.71m) x 11'5" (3.48m)

Side elevation double glazed window, built in wardrobe with hanging space and storage, TV point, BT point, radiator.

#### En-Suite

Front elevation double glazed frosted window, low level WC, floating hand wash basin, separate double shower cubicle, heated towel rail.

#### Bedroom Three 10'1" (3.07m) x 8'6" (2.59m)

Side elevation double glazed window, BT point, TV point, radiator.

#### Bedroom Four 10'1" (3.07m) x 8'6" (2.59m)

Side elevation double glazed window, TV point, BT point, radiator.

#### Bathroom

Low level WC, floating hand wash basin, panel enclosed bath with shower attachment, extractor fan, fully tiled walls, tiled flooring, heated towel rail.

#### Outside

#### To the Front

Courtesy path with flower bed boarder.

#### To the Rear

Architecturally landscaped garden with flower bed boarders, privacy surrounds, patio area with seating, atmospheric lighting with water feature, slat wooden fencing and side gate.

#### Parking

Private parking for three vehicles.



## appointment to view

date: ..... time: .....

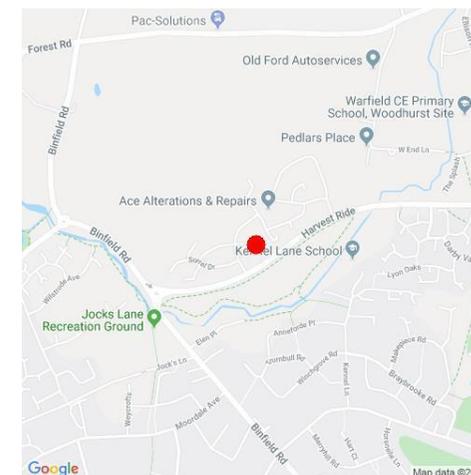
viewing with...

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:

Daniel Sear on 01344 481111

01344 481111

12 High Street, Bracknell, Berkshire RG12 1LL

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