



**** WOODHURST PARK **** Set in the new and sought after Woodhurst Park development in Warfield is this stunning and deceptively spacious three bedroom detached freehold coach house. This is a distinctive home in every sense and one which will justify viewing to be fully appreciated. Wonderful features including:- 18ft living/dining room, kitchen with integrated Bosch appliances, En-Suite, ample storage, utility cupboard, gas central heating, high quality fixtures and fittings and a double car port underneath the property. There are excellent transport links via both M3 and M4 motorways. Available Now 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 Bedrooms



En-Suite



Detached Coach House



Two Car Port Spaces



18ft Living Room



Available Now



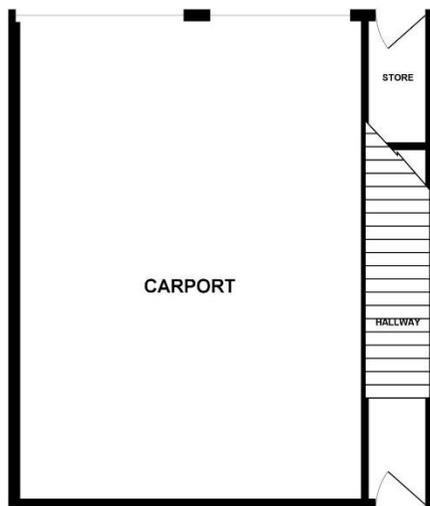
Kitchen With Integrated Appliances



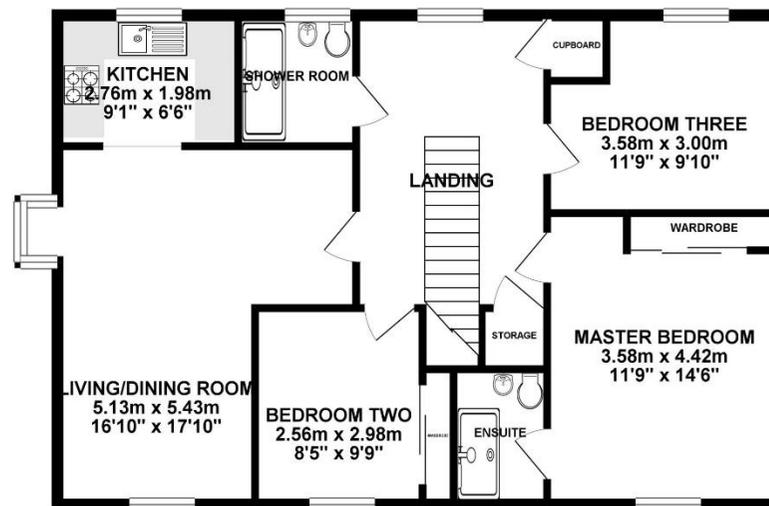
Unfurnished



BASEMENT



FIRST FLOOR



EPC ratings: -

CTax band: Unk





Entrance
Stairs rising to the first floor, meter cupboard, radiator.

First Floor Landing
Rear elevation double glazed window, doors to all rooms, storage cupboard and utility cupboard, radiator.

Living/Dining Room 17'10" (5.44m) x 16'10" (5.13m)
Feature Bay window, auto controlled radiators, Freeview/Sky/Internet connectivity, two telephone points.

Kitchen 9'1" (2.77m) x 6'6" (1.98m)
Euro Cucina fitted units in high gloss feather grey, telescopic extractor hood with fan and light switches, Bosch appliances: ceramic hob, fan oven, dishwasher, microwave, Miele frost free fridge/freezer, Corian Antarctica seamless counter top, Minoli ceramic floor tiles, USB charging socket.

Master Bedroom 14'6" (4.42m) x 11'9" (3.58m)
Double mirrored wardrobe with sliding doors and fitted interior 5 amp lighting circuit for bedside lighting (round pin plugs), TV and telephone points.

En Suite and Shower Room 5'6" (1.68m) x 7'6" (2.29m)
Full Minoli ceramic wall and floor tiling, Villeroy and Boch sanitary ware including: walk in shower, hand basin, wall mounted soft closing WC, double mirrored cabinet, chrome heated towel rail.

Bedroom Two 9'9" (2.97m) x 8'5" (2.57m)
Double wardrobe with Oak veneer sliding doors, TV point.

Bedroom Three/Study 11'9" (3.58m) x 9'10" (3m)
Telephone point, loft access (not boarded).

Shower Room

Full Minoli ceramic wall and floor tiling, Villeroy and Boch sanitary ware including: walk in shower, wall mirror, hand basin, wall mounted soft closing WC, chrome heated towel rail.

Utility Cupboard
Bosch washer/dryer, slatted wooden shelves, Vaillant Boiler, summer switches for towel rails, tube heater.

Outside

To The Rear
Carport parking for two vehicles, bin/bicycle storage.



appointment to view

date: time:

viewing with...

owner:

sears agent:



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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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