



**** IMPRESSIVE FROM TOP TO BOTTOM **** A very impressive and substantial four bedroom family home. Set in the high desirable area of Wood Hurst Park Warfield with its beautiful surrounding country side, strong sense of community and easy access to surrounding towns makes it an ideal place to live. The property itself is deceptive from the outside and offers a generous amount of space which includes a large and slightly divided living dining area and fully fitted kitchen. On the first floor there is a further reception room, three bedrooms and main family bathroom. To the top floor there is the Pent House Suite, offering a large master bedroom and En-Suite. The entire property is finished to a very high standard and has been incredibly well looked after along with providing excellent storage, outside you will find a well formed rear garden along with three allocated parking spaces. The property design is slightly unique against compared to most town house designs and function's very well as a family home.

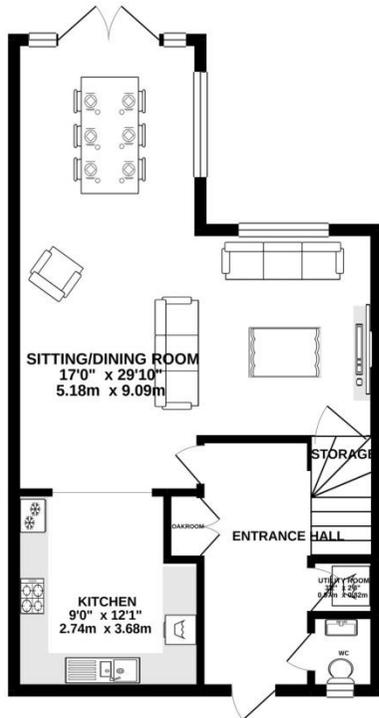
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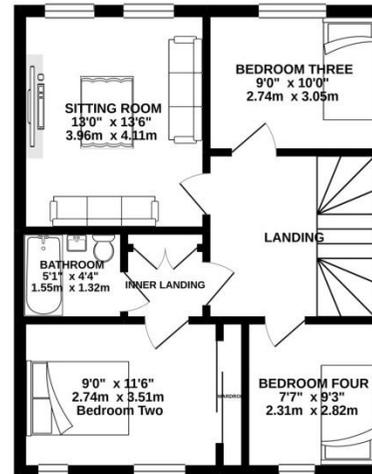
Warfield was originally an Anglo-Saxon settlement and is recorded in the Domesday Book as Warwelt [sic]. The name is believed to have originated from the Old English wær + feld, meaning 'Open land by a weir'. [1] The medieval church is one of the finest in Berkshire, particularly noted for its Decorated 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]

- 📍 Impressive Family Home
- 📍 High Spec Finish
- 📍 Four Bedrooms
- 📍 Master Bedroom With En-Suite
- 📍 Two Large Reception Rooms
- 📍 Surrounding Countryside
- 📍 Desirable Location
- 📍 Allocated Parking

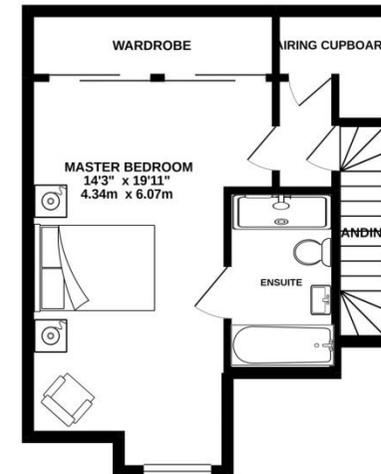
GROUND FLOOR



1ST FLOOR



2ND FLOOR



EPC ratings: -
 CTax band: Unk





Entrance

Stairs rising to first floor, built in double wardrobe, built in storage cupboard, doors to all rooms, under floor heating.

Downstairs Cloakroom

Front elevation double glazed frosted window, low level WC, built in hand wash basin with storage, tiled flooring, part tiled walls, under floor heating.

Living/Dining Room 29'0" (8.84m) x 17'0" (5.18m)

Rear elevation double glazed double doors, side elevation double glazed window, rear elevation double glazed window, BT point, TV point, built in under stairs storage cupboard, under floor heating.

Kitchen 12'1" (3.68m) x 9'0" (2.74m)

Front elevation double glazed window, a range of eye and base level units with quartz work surfaces, inset sink with drainer, built in four ring hob with extractor fan over, built in high level double oven, built in upright fridge/freezer, intergrated dish washer, tiled flooring, under floor heating.

First Floor Landing

Stairs rising to second floor, doors to all rooms, built in double airing cupboard, radiator.

Bedroom Two 9'0" (2.74m) x 11'6" (3.51m)

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

Bedroom Three 10'0" (3.05m) x 9'0" (2.74m)

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

Bedroom Four 9'3" (2.82m) x 7'7" (2.31m)

Front elevation double glazed window, BT point, TV point,

radiator.

Family Room/ Bedroom Five 13'0" (3.96m) x 13'6" (4.11m)

Two rear elevation double glazed window, BT point, TV point, radiator.

Family Bathroom

Low level WC, floating hand wash basin, panel enclosed bath with shower attachment over, part tiled walls, heated towel rail.

Second Floor Landing

Built in storage cupboard, radiator, door to master bedroom.

Master Bedroom 19'11" (6.07m) x 14'3" (4.34m)

Front elevation double glazed window, two built in double wardrobes with hanging space and storage, loft hatch, BT point, TV point, two radiators.

En-Suite

Low level WC, floating hand wash basin, panel enclosed bath with shower attachment, separate double shower cubicle, part tiled walls, heated towel rail.

Outside

To the Front

Mainly laid to lawn front garden with hedge border and courtesy path to front door.

To the Rear

Mainly laid to lawn garden with patio area and rear gate.

Parking

Allocated parking for three vehicles.



appointment to view

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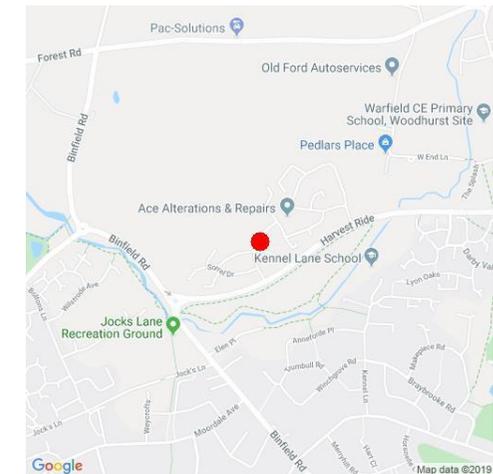
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we're here to help

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

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