



**** NO ONWARD CHAIN **** Pitch Place is a handsome Four bedroom executive family home which offers generous sized living accommodation, fully fitted kitchen and a downstairs cloakroom while the upstairs boasts generous sized double bedrooms with master ensuite and family bathroom. Externally there is a garage with access into the house along with ample off road parking on a private drive, private and generous sized rear garden with fence boarders. Set in the very desirable village of Binfield with its strong sense of community, shops, great pubs and local schools whilst being a stone's throw away from Bracknell town itself. Pitch place is a quiet cul de sac situated more on the edge of the village which offers the benefits of nearby country walks.

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Binfield is a village in the Royal County of Berkshire that has pockets of interesting history dating back to the Iron Age, now home to 7475 people which is more than the Saxons when they lived here. The village links with many famous people from Henry V111 when he stayed at the Stag & Hounds when it was a hunting lodge and also used by Queen Elizabeth 1, this ancient historic Inn can still be visited today. Binfield Village has a great sense of community and really thrives on it, the village boasts an array of sports activities and gatherings along with good schools, a selection of pubs and amenities. Situated only a short distance from Wokingham, Bracknell and Royal Ascot makes it an ideal location. Excellent and easy nearby transport links along with main rail line station from Bracknell to London Waterloo.



Four Bedrooms



Downstairs Cloakroom



Detached Family Home



En-Suite



19ft Kitchen/Dining Room



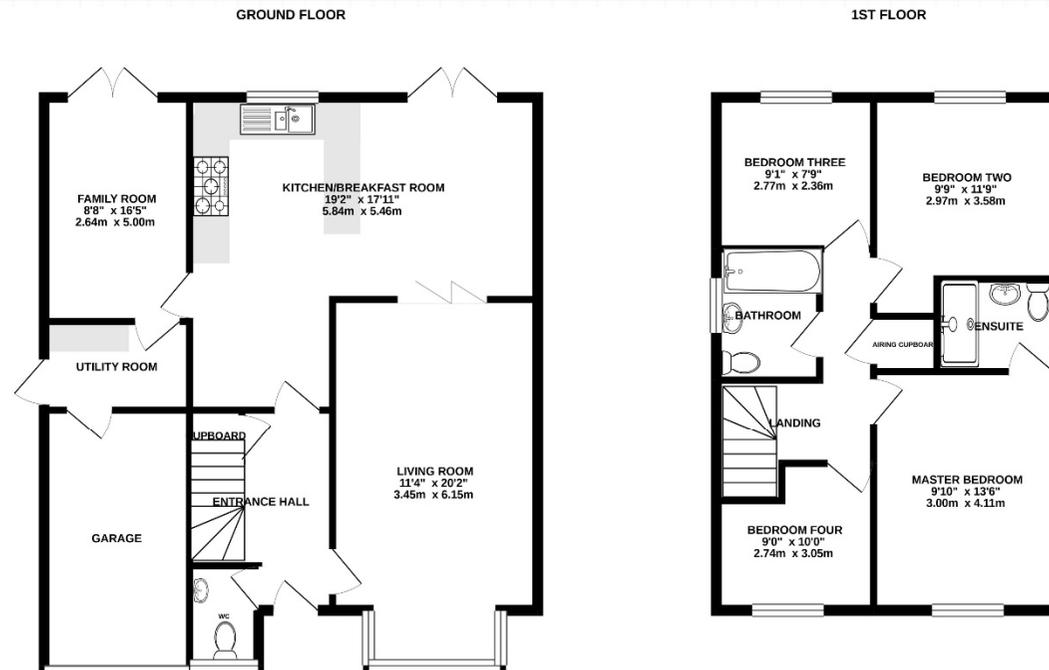
Garage & Driveway



Study/Family Room



No Chain



EPC ratings: -

CTax band: Unk

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Entrance

Doors to all rooms, stairs rising to first floor, under stairs storage cupboard, wood effect flooring, radiator.

Downstairs Cloakroom

Front elevation double glazed frosted window, low level WC, wall mounted hand wash basin with mixer tap, part tiled walls, wood effect flooring, radiator.

Living Room 20'2" (6.15m) x 11'4" (3.45m)

Front elevation double glazed bay window, feature fireplace, TV point, wood effect flooring, radiator.

Kitchen/Dining Room 19'2" (5.84m) x 17'11" (5.46m)

Rear elevation double glazed window, rear elevation double glazed French doors, a range of eye and base level units with rolled edge work surfaces, one and a half bowl sink and drainer with mixer tap, space for range oven with extractor hood above, space for fridge/freezer, integrated dishwasher, BT point, part wood effect flooring, part vinyl flooring, radiator.

Study 16'5" (5m) x 8'8" (2.64m)

Rear elevation double glazed French doors, wood effect flooring, radiator.

Utility Room

Side elevation double glazed window, a range of eye and base level units with rolled edge work surfaces, stainless steel sink with drainer and mixer tap, space for washing machine, space for tumble dryer, space for fridge/freezer, wood effect flooring, radiator.

First Floor Landing

doors to all first floor rooms, airing cupboard.

Master Bedroom 13'6" (4.11m) x 9'10" (3m)

Front elevation double glazed window, fitted wardrobes with hanging space and shelving, radiator.

En-Suite

Side elevation double glazed frosted window, low level WC, wall mounted sink with mixer tap, shower cubicle with shower attachment over, fully tiled walls, tiled flooring, heated towel rail.

Bedroom Two

11'9" (3.58m) x 9'9" (2.97m)

Rear elevation double glazed window, radiator.

Bedroom Three 9'1" (2.77m) x 7'9" (2.36m)

Rear elevation double glazed window, radiator.

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

Front elevation double glazed window, storage cupboard, radiator.

Bathroom

Side elevation double glazed frosted window, low level WC, pedestal hand wash basin with mixer tap, panel enclosed bath with mixer tap and shower attachment over, fully tiled walls, tiled flooring, heated towel rail.

Outside

To the Front

Driveway parking for two vehicles.

To The Rear

An enclosed rear garden laid mainly to lawn with patio area and gated side access.

Garage

With up and over door, and light and power.

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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