



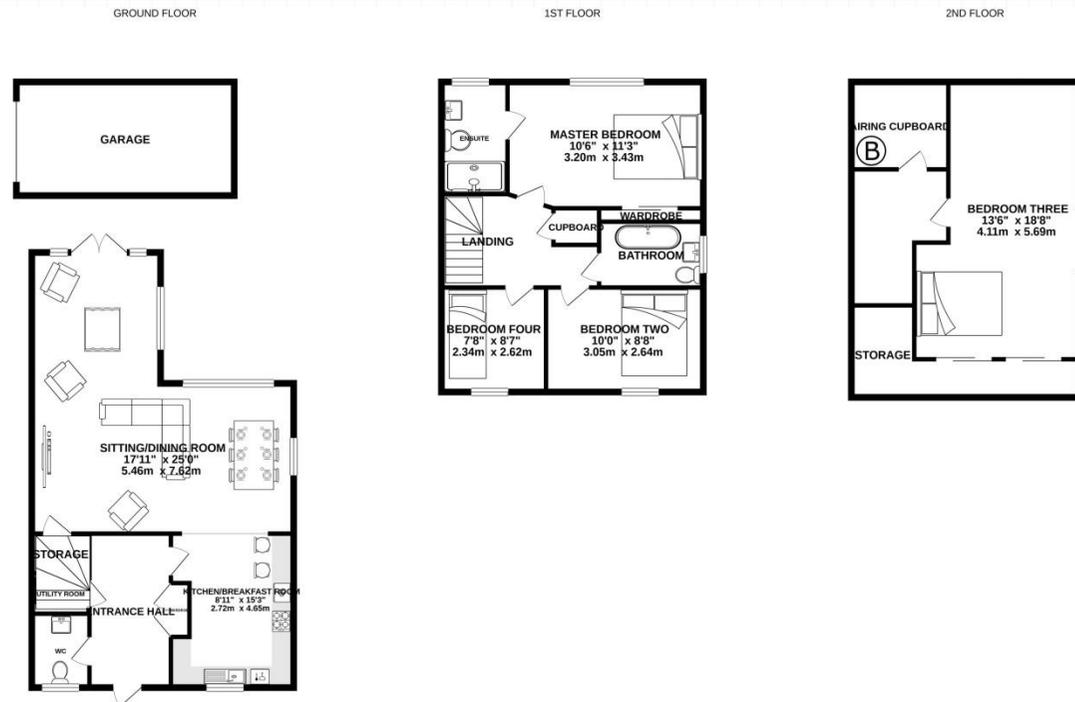
**\*\* WOODHURST PARK \*\*** A stunning and well presented Berkeley built four bedroom family home. Set within 61 acres of rural landscape along with being only a short distance from the newly regenerated Bracknell town centre makes this an ideal place to live. This particular property design is rare and offers a slightly different layout to the norm, the space works really well and also set over three floors. The internal spec is incredibly high with an array of modern conveniences. It also benefits from being end of terrace with its rear gate and access to a large single garage. In total there is parking for three cars, the garage is slightly larger than a standard single and offers great storage. The property also forms part of a closed chain.

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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, ¾ 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]

- 📍 Wood Hurst Park
- 📍 Four Bedrooms
- 📍 End Of Terrace Family Home
- 📍 High Spec Throughout
- 📍 Generous Living Space
- 📍 Parking For Three
- 📍 Single Garage
- 📍 Forms Part Of A Closed Chain.



EPC ratings: -  
 CTax band: Unk





#### Entrance

Stairs rising to first floor, built in double wardrobe, built in utility cupboard, tiled flooring, under floor heating.

#### Downstairs Cloakroom

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

#### Kitchen 15'3" (4.65m) x 8'11" (2.72m)

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

#### Living/Dining Room 17'11" (5.46m) x 25'0" (7.62m)

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

#### First floor landing

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

#### Master Bedroom 11'3" (3.43m) x 10'6" (3.2m)

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

#### En-Suite

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

#### Bedroom Two 10'0" (3.05m) x 8'8" (2.64m)

Front elevation double glazed windows, TV point, BT point, radiator.

#### Bedroom Four 8'8" (2.64m) x 7'8" (2.34m)

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

#### Bathroom

Side elevation double glazed window, low level WC, floating hand wash basin, panel enclosed bath, part tiled walls, heated towel rail.

#### Second Floor Landing

Built in storage cupboard, doors to all rooms, radiator.

#### Bedroom Three 18'8" (5.69m) x 13'6" (4.11m)

Side elevation double glazed window, built in storage cupboard, TV point, BT point, radiator.

#### Outside

##### To the Front

Courtesy path to front door with small hedge border.

##### To the Rear

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

#### Garage

Single garage that benefits from light and power and storage.

#### Parking

Allocated parking for two vehicles.



## appointment to view

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

viewing with...

owner: .....

sears agent: .....



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