



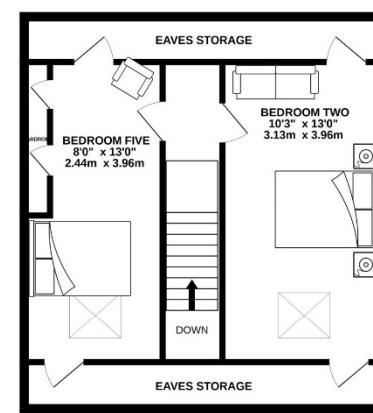
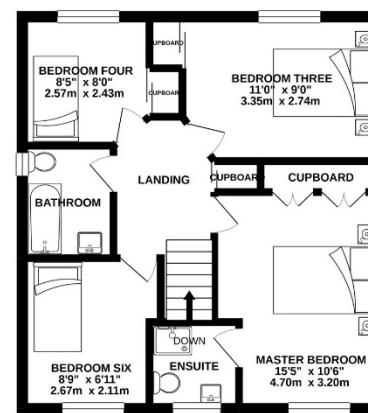
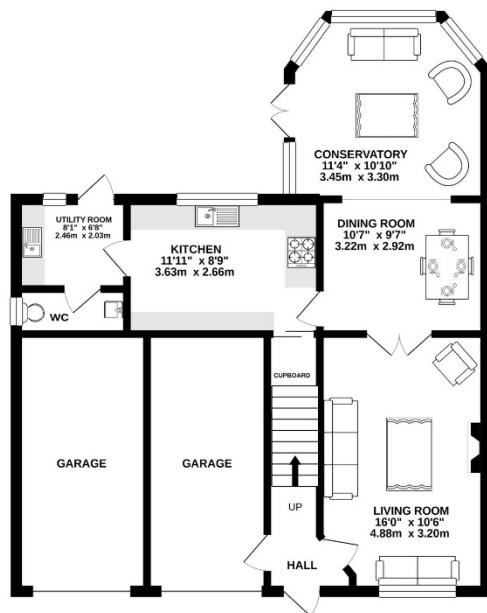
**** DECEPTIVE FAMILY HOME **** This impressive six bedroom detached family home offers a generous amount of space and truly offers flexible accommodation. The property itself also offers scope and potential to increase its square footage based upon some clever adaption. The current vendors have lovingly lived in the property for many years and have adapted it over time. Internally there are two reception rooms, fully fitted kitchen with utility and downstairs w.c, to the rear of the property there is a large open plan conservatory to dining area enjoying views of the garden. Upstairs there is a collection of bedrooms really offering flexibility, the bedroom space really helps in providing that very much needed home office. Upstairs can really be utilised into an array of things, such as a games room, cinema room, studio and the list goes on. Outside due to the more unique corner plot it has there is a large drive way for four vehicles, an incredibly private rear garden and a double garage. Situated in the highly desirable area of Warfield and off of Westmorland Drive with its great sense of community nearby schools and local amenities makes it an ideal location.

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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.

-  Detached Family Home
-  Double Garage
-  Six Bedrooms
-  Private Corner Plot
-  Three Reception Rooms
-  Off Road Parking
-  Scope & Potential
-  Highly Sought After Location



EPC ratings: D/
CTax band: Unk





Entrance
Doors to all rooms, stairs rising to first floor.

Living Room 10'6" (3.2m) x 16'0" (4.88m)
Front elevation double glazed window, feature gas fireplace, TV point, BT point, wood effect flooring, radiator.

Dining Room 10'7" (3.23m) x 9'7" (2.92m)
Open plan to conservatory, wood effect flooring, radiator.

Conservatory 14'9" (4.5m) x 13'9" (4.19m)
Side elevation double glazed double doors leading out onto garden, rear elevation double glazed windows, wood effect flooring, radiator.

Kitchen 11'11" (3.63m) x 8'9" (2.67m)
Rear elevation double glazed frosted window, a range of eye and base level units with rolled edge work surfaces, inset stainless steel sink and drainer, built in four ring hob with double oven and extractor fan over, integrated dish washer, integrated upright fridge/freezer, built in under stairs storage cupboard, part tiled walls, tiled flooring, radiator.

Utility Room 8'1" (2.46m) x 6'8" (2.03m)
Rear elevation double glazed window, a range of eye and base level units with rolled edge work surfaces, inset sink and drainer, part tiled walls, tiled flooring, radiator.

Downstairs Cloakroom
Side elevation double glazed window, low level WC, pedestal hand wash basin, tiled flooring, radiator.

First Floor Landing
Built in airing cupboard, stairs rising to second floor, doors to all rooms.

Master Bedroom 15'5" (4.7m) x 10'6" (3.2m)
Side elevation double glazed window, front elevation double glazed window, built in wardrobe with hanging space and shelving, radiator.

En-Suite
Front elevation double glazed frosted window, low level WC, pedestal hand wash basin, separate shower cubicle, part tiled walls, heated towel rail.



scan with your smartphone or tablet for full property details



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