



**\*\* LARGE PRIVATE PLOT \*\*** This impressive and handsome four bedroom detached family home is set in the heart of the ever desirable area of Warfield with its great sense of community, good schools along with easy commuter links and amenities makes it an excellent location to live. The property itself sits handsomely on a large plot wrapping around the entire property along with boasting a large double detached garage with drive way parking. Internally there are three generous sized reception rooms along with a kitchen diner, utility and downs stairs w.c. Upstairs there are four bedrooms with the master bedroom boasting an En-Suite shower room and the main family bathroom. There is still a large amount of scope to extend the property or even to convert the attic space. Outside the gardens are mature, well presented and of a very private nature. Double garage and off road parking completes the property in its full.

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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]



Large Detached Family Home



Three Reception Rooms



Four Bedrooms



Master & En-Suite



Large Plot



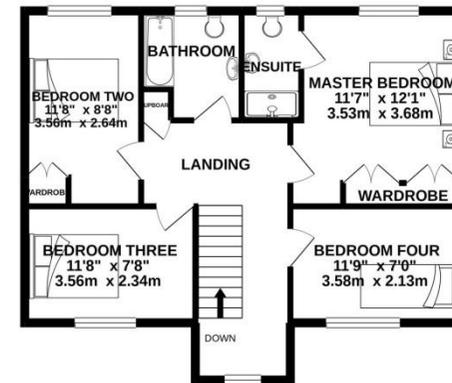
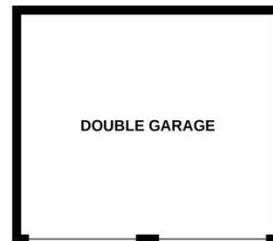
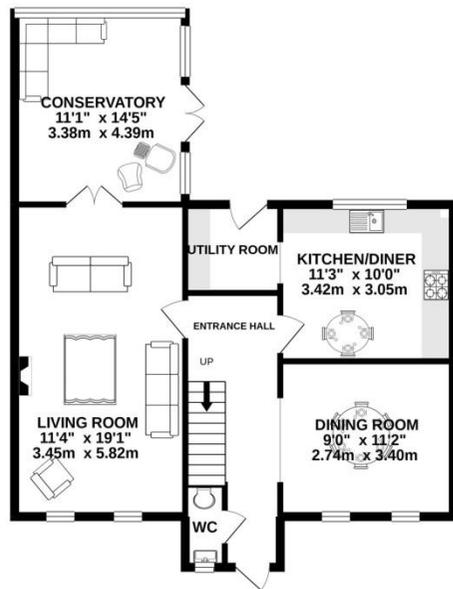
Sought After Location



Double Garage & Parking



Conservatory



EPC ratings: /

CTax band: Unk





#### Entrance

Stairs rising to first floor, doors to all rooms, radiator.

#### Downstairs Cloakroom

Front elevation double glazed frosted window, low level WC, pedestal hand wash basin, tiled flooring, fully tiled walls, radiator.

#### Living Room 19'1" (5.82m) x 11'4" (3.45m)

Two front elevation double glazed windows, TV point, BT point, feature fire place with wooden mantle surround, two radiators.

#### Conservatory 14'5" (4.39m) x 11'1" (3.38m)

Side elevation double glazed window, rear elevation double glazed window, wood effect flooring, radiator.

#### Dining Room 11'2" (3.4m) x 9'0" (2.74m)

Two front elevation double glazed window, BT point, radiator.

#### Kitchen/Diner 11'3" (3.43m) x 10'0" (3.05m)

Rear elevation double glazed 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 with extractor fan over, high level oven, tiled flooring, radiator.

#### Utility Room

Rear elevation double glazed door, a range of eye and base level units with rolled edge work surfaces, space for washing machine, space for upright fridge/freezer, tiled flooring, radiator.

#### First Floor Landing

Front elevation double glazed window, loft hatch, doors to all rooms, built in airing cupboard.

#### Master Bedroom 11'7" (3.53m) x 12'1" (3.68m)

Front elevation double glazed window, built in double wardrobe with hanging space and shelving, radiator.

#### En-Suite

Rear elevation double glazed frosted window, low level WC, pedestal hand wash basin, separate shower cubicle, part tiled walls, tiled flooring, radiator.

#### Bedroom Two 11'8" (3.56m) x 8'8" (2.64m)

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

#### Bedroom Three 11'8" (3.56m) x 7'8" (2.34m)

Front elevation double glazed window, radiator.

#### Bedroom Four 11'9" (3.58m) x 7'0" (2.13m)

Front elevation double glazed window, radiator.

#### Bathroom

Rear elevation double glazed frosted window, low level WC, built in hand wash basin, panel enclosed bath with shower attachment over, tiled flooring, fully tiled walls, heated towel rail.

#### Outside

##### To the Rear

A private enclosed mainly laid to lawn rear garden with patio area, side gate and mature hedge and flower bed borders.

##### To the Front

Front garden with mature hedge and flower bed borders and courtesy path to front door.

#### Parking

Driveway parking for three vehicles.

#### Garage

Double garage with light and power.



## appointment to view

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

viewing with...

owner: .....

sears agent: .....



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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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