

Julius Hill, Warfield

Price
£2,395 pcm

To Let



**** WARFIELD **** This is a superb detached period home set within the sought after location of Warfield. The property is presented to a high standard throughout and boasts four bedrooms, re-fitted en- suite and family bathroom, four reception rooms, conservatory, re-fitted kitchen with breakfast/utility room, an enclosed rear garden and double garage. The property is positioned in a quiet residential area within walking distance to local schools and amenities. The property is available from the End of September on an unfurnished basis.

**** WARFIELD **** A detached period family home set within the highly sought after area of Warfield. The property is positioned in a quiet residential area within walking distance to local schools and amenities. The property is available from the End of September on an unfurnished basis.





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]



Detached Character Cottage



Conservatory



Four Double Bedrooms



Whitegrove School Catchment



Four Reception Rooms



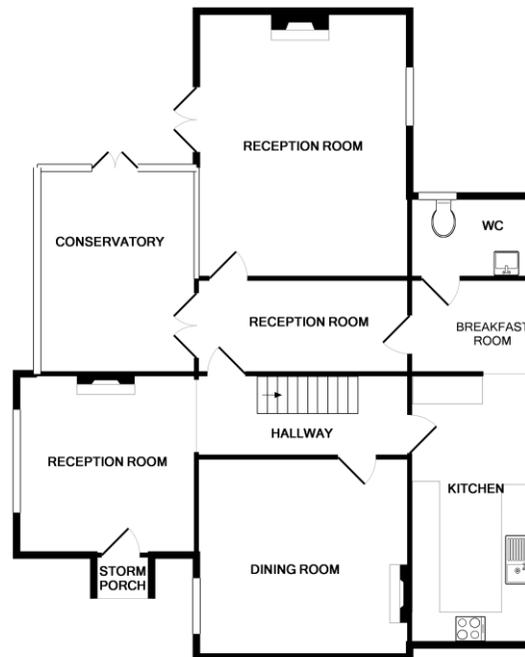
Available End of September



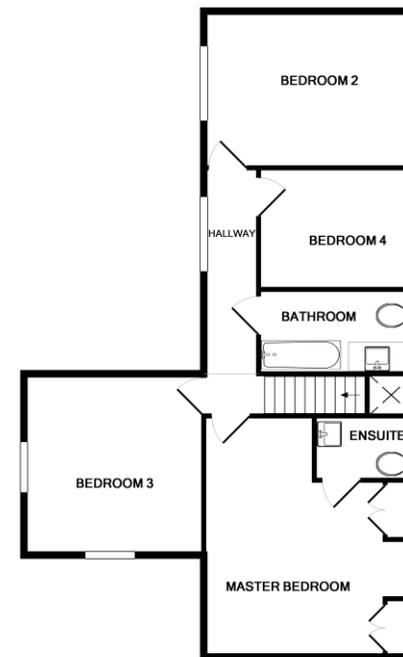
Detached Double Garage



Unfurnished



GROUND FLOOR



1ST FLOOR

EPC ratings:



CTax band:





Entrance Porch

Covered storm porch with courtesy light, door to reception room.

First Reception Room 11'10" (3.61m) x 11'10" (3.61m)
Rear elevation leaded window with shutters, feature fireplace with decorative surround, hearth and mantle, real wood flooring.

Inner Hallway

Turning staircase to first floor, doors to study/reception room and dining room.

Dining Room 14'1" (4.29m) x 13'1" (3.99m)

Side elevation leaded window with shutters, feature fireplace with decorative surround, hearth and mantle, real wood flooring.

Re-Fitted Kitchen 17'9" (5.41m) x 8'2" (2.49m)

Three front elevation leaded windows, a range of eye and base level units with rolled edge work surfaces, one and a half bowl stainless steel sink with drainer and mixer tap over, integrated oven with hob and extractor hood above, exposed ceiling beams.

Breakfast Room 8'2" (2.49m) x 7'10" (2.39m)

Front elevation leaded window, exposed ceiling beams.

Re-Fitted Downstairs Cloakroom

Side elevation frosted window, low level WC, pedestal hand wash basin.

Second Reception room 14'1" (4.29m) x 6'3" (1.9m)

A versatile room which lends itself to use as a study/playroom.

Lounge 17'5" (5.31m) x 13'9" (4.19m)

Triple elevation leaded windows, feature fireplace with decorative surround, hearth and mantle, real wood flooring.

Conservatory

13'5" (4.09m) x 10'6" (3.2m)

Dual elevation double glazed windows, double glazed French doors to garden, laminate flooring.

First Floor Landing

Doors to bedrooms and bathroom.

Master Bedroom 17'1" (5.21m) x 14'1" (4.29m)

Side elevation leaded window, a range of fitted wardrobes with hanging space and shelving.

En-Suite Shower Room

Shower cubicle with deluge shower head and body jets, hand wash basin, low level WC, under floor heating.

Bedroom Two 13'9" (4.19m) x 11'6" (3.51m)

Rear elevation leaded window, wardrobes with hanging space and shelving.

Bedroom Three 12'2" (3.71m) x 11'10" (3.61m)

Dual elevation leaded window, wardrobes with hanging space and shelving.

Bedroom Four 10'10" (3.3m) x 8'6" (2.59m)

Rear elevation leaded window.

Re-Fitted Family Bathroom

Panel enclosed bath, low level WC, pedestal hand wash basin, under floor heating.

Outside

To The Front

A mature front garden mainly laid to lawn enclosed by mature trees and hedges.

To The Rear

A private and enclosed rear garden with patio area, the remainder laid to lawn.



appointment to view

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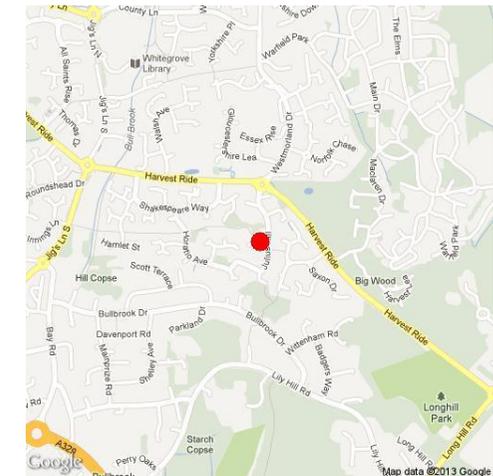
viewing with...

owner:

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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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