



A wonderful family home set in a gated plot

Willow Bank, Easthampstead Road, Wokingham, Berkshire, RG40 3BW

Freehold



Living room • Dining Room • Conservatory • Office
 • Kitchen • Breakfast Room • Utility room • Cloakroom
 • Master bedroom suite with en suite bathroom and
 dressing area • 5 further bedrooms • 3 further bathrooms
 • Double garage • Detached summer house • In all about
 0.42 of an acre

Description

Willow Bank is a wonderful family home set in a gated plot of about 0.42 of an acre in a secluded lane in Wokingham.

The ground floor comprises a well-proportioned reception hall, a triple aspect living room with feature inglenook fireplace, an office and a fully integrated and recently installed open plan kitchen/breakfast room and conservatory. There is a separate utility room.

There are six double bedrooms and four bathrooms arranged over the first and second floors including a delightful master suite with dressing room and views extending over the rear garden and farmland beyond.

Outside, there is off street parking for several vehicles and an integral double garage. To the rear, a newly laid south facing terrace extends along the width of the property; perfect for al-fresco dining. There is a detached summer house to the bottom of the garden.

Situation

The property is located in the desirable area of Finchampstead where there are a variety of shops including doctors surgeries, chemist, dentist and vets. There are bridle paths to California

Country Park and walks through National Trust woodland.

Situated in the M3/M4 corridor transport links are good. Rail services to London are available from Crowthorne, Fleet and Wokingham stations. Heathrow Airport is approximately 45 minutes away and Gatwick about 50 minutes away.

Independent and state schools in the area include Charles Kingsley Primary School, Wellington College, Luckley-Oakfield, Holme Grange and Eagle House.

Local Authority: Wokingham Borough Council

Services: The property has mains gas, electricity and water with private drainage.

Fixtures and Fittings: All items of fixtures and fittings, including carpets, curtains/blinds, light fittings and kitchen equipment are specifically excluded unless mentioned.

Tenure: Freehold

Energy Performance: A copy of the full Energy Performance Certificate is available upon request.

Viewing: Strictly by appointment with Savills.





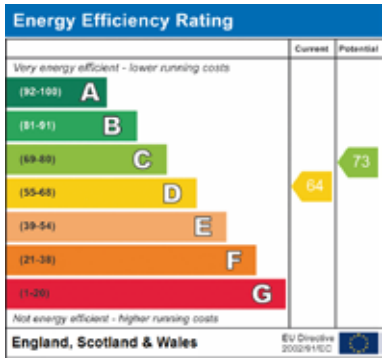
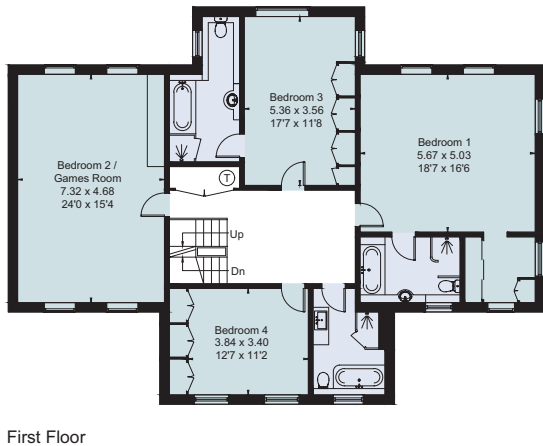
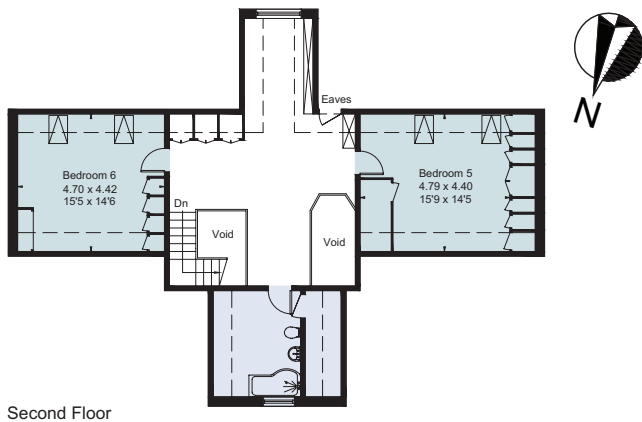
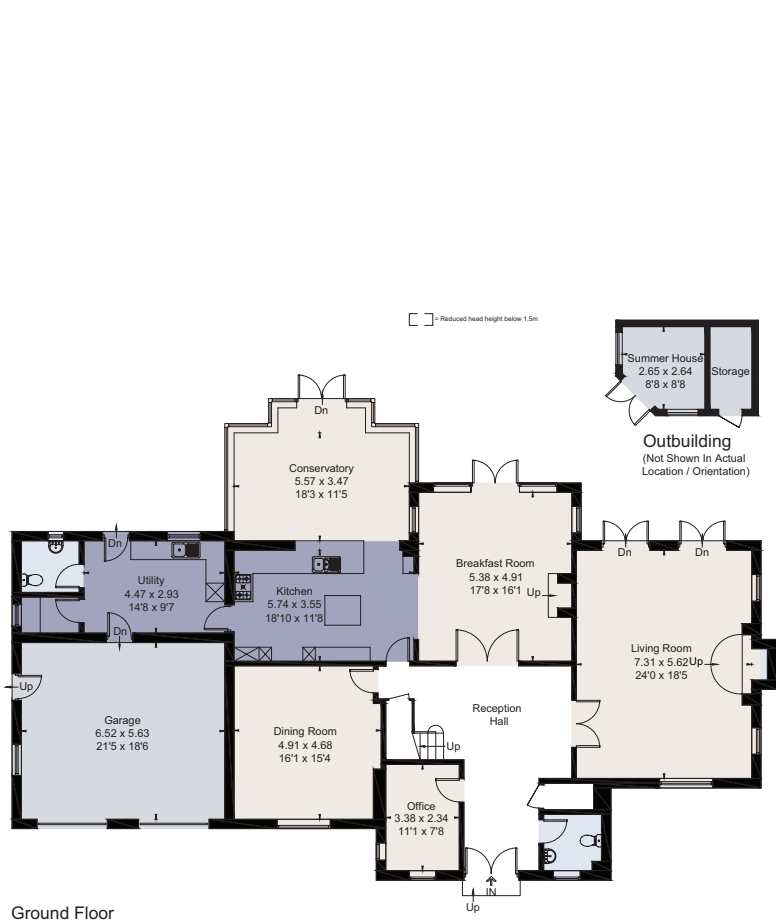
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Approximate Area 452 sq m / 4865 sq ft (Excluding Voids)
Garage 36.9 sq m / 397 sq ft
Outbuilding 9.9 sq m / 106 sq ft
Total 498.8 sq m / 5368 sq ft
Including Limited Use Area (30.2 sq m / 325 sq ft)



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