



Fine detached Edwardian house with pretty gardens

Applepie House, St. Marks Road, Binfield, Berkshire RG42 4BA

Freehold

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Reception hall • 4 reception rooms • conservatory • kitchen • 4 bedrooms (1 en suite) • bathroom & 2 cloakrooms • utility room • garden & driveway parking spaces

Local information

Located in the desirable village of Binfield with nearby Bracknell, Wokingham, Reading and Windsor offering more extensive shopping and leisure facilities. The village has a variety of day-to-day amenities as well as cafes, pubs and restaurants. There are excellent transport links to and from the village and Bracknell mainline station has services to London Waterloo. There is extensive schooling in the area both state and private including St. George's Windsor Castle and Upton House in Windsor; Heathfield, St. George's and Papplewick in Ascot, The Marist School in Sunninghill, Lambrook in Winkfield Row, Eagle House in Crowthorne, Ludgrove, The Abbey School and Blue Coat in Reading.

About this property

Applepie House is an Edwardian home set in mature gardens with well proportioned accommodation making it ideal for family life and entertaining. Of particular note are the high ceilings, large windows, natural wood doors and period fireplaces in many rooms.

The reception hall has an attractive traditional tiled floor and leads all main reception rooms. At the end of the hallway is the conservatory which has two sets of French doors opening on to the sheltered courtyard garden. This is a truly delightful space perfect for morning coffee or afternoon tea. With double aspect views, the sitting room has a natural wood

floor, fireplace and French doors opening on to the garden. The dining room has a traditional tiled floor and double aspect views. Connecting directly to the kitchen the family room has front facing views with a natural wood floor and fireplace with gas fire. The kitchen has a range of units, wooden counter tops and space for breakfast dining. The large utility room has a fitted storage units and laundry plumbing. The adjoining playroom could also be used as an office/ studio. A cloakroom completes this floor.

On the first floor the spacious main bedroom with built-in wardrobes, space for a dressing area and a large en suite bathroom. There are three further spacious bedrooms, one with en suite cloakroom and a family bathroom complete this floor.

The gardens at Applepie House are delightful. Mature shrubs and trees on the outer boundaries give a degree of privacy. The garden is principally laid to lawn with feature beds and paved terraces. This allows space for games on the lawn, seating in the dappled shade under the trees, sitting in the open air on the paved terraces or outdoor cooking on the brick built BBQ on the gravelled terrace. Additionally the walled courtyard terrace is a delightful sheltered space. The gated gravelled driveway offers parking for several cars.

Tenure

Freehold





Applepie House, St. Marks Road, Binfield, Berkshire RG42 4BA
Gross internal area (approx) 2703 sq ft
Outbuildings 54 sq ft
Total 2757 sq ft



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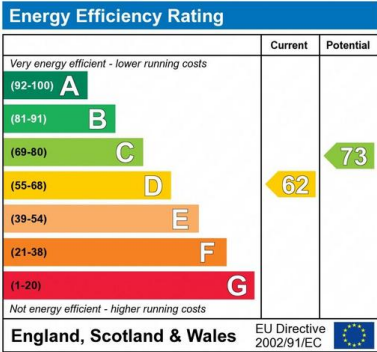
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Approximate Area = 251.1 sq m / 2703 sq ft
Store = 5.0 sq m / 54 sq ft
Total = 256.1 sq m / 2757 sq ft
Including Limited Use Area (0.1 sq m / 1 sq ft)
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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