



Refurbished house with contemporary styling & decor

5 Hemmyng Corner, Warfield, Berkshire RG42 2QH

Freehold



Open plan kitchen/sitting/dining room • family room • 3 bedrooms • bathroom • shower room • utility room/pantry • garden • driveway parking

Local information

Warfield is surrounded by miles of beautiful countryside yet is still within commuting distance of Central London.

Hemmyng Corner is set on a modern estate which is well placed for access to London, Heathrow and Gatwick by means of the motorway network. The M4 (Junction 8/9), the M25 (jct 10) and the M3 (jct 3). Bracknell & Martins Heron railway stations offer services to London Waterloo. Bracknell average journey time to Waterloo approximately 70 minutes & from Martins Heron average journey time to Waterloo approximately 66 minutes. Maidenhead and Slough offer a direct service to London Paddington.

The nearby Tesco is approximately 1 mile with Bracknell Lexicon centre, Ascot, Maidenhead and Windsor providing an extensive range of shopping/leisure amenities and sporting facilities in the area include horse riding in Windsor Great Park; polo at Smith's Lawn and the Berkshire Polo Club; horse racing at Windsor and Ascot; and golf at Sunningdale, Wentworth and The Berkshire.

Extensive schooling in the area includes Warfield CE Primary School (approximately 0.85 miles), Whitegrove Primary School, Kings Academy in Binfield and Ranelagh School, Bracknell.

About this property

This house has been beautifully refurbished by the current owners to create a stylish modern home. The attention to detail means that this property will delight the discerning buyer.

The open plan sitting room/kitchen/dining is superb. Flooring has been used to cleverly delineate the space. The sitting room offers a spacious seating area. The central modern kitchen has a range of contemporary cabinets and drawers, integrated appliances and large central island with breakfast bar seating. The kitchen features copper detailing to create effect. Two skylights above the dining area and bi-fold doors open this room on to the garden creating a wonderful space to entertain. The adjoining family room could also be used as a guest bedroom. Adjoining this is the utility room/pantry with laundry plumbing and shelved storage. This leads into a stylish shower room.

On the first floor are two double bedrooms with stylish décor and a modern family bathroom. On the second floor is the main bedroom suite with dressing area, Juliet balcony and superb en suite shower room.

To the front of the property is an off-road parking space. To the rear the low-maintenance garden has a bespoke built in bar and covered pergola. The artificial lawn and paved terraces create a stylish garden entertaining space.





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Gross internal area (approx) 1421 sq ft

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Approximate Area = 126.4 sq m / 1360 sq ft
 Storage = 5.7 sq m / 61 sq ft
 Total = 132.1 sq m / 1421 sq ft
 Including Limited Use Area (1.8 sq m / 19 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		75	84
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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