



Avellana  
5 Arbor Meadows | Winnersh | Wokingham | RG41 5ED

FINE & COUNTRY

# AVELLANA, ARBOR MEADOWS

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*A stunning five bedroom detached house, with landscaped gardens, in an exclusive cul-de-sac.*

*Sympathetically designed extension includes 'home office'.*

*Well situated for local amenities including Dinton Pastures Country Park.*

*Excellent commuter links, including M4 (J10), Winnersh railway station and just to the north,  
Twyford station.*

















# Seller Insight

“Avellana was built for us to a high specification and was completed in 1992, the construction being carefully supervised at every stage.

The property has been our family home since that time and has served us very well, growing and changing to suit our altering needs. In 2011 we chose to sympathetically extend the house on the south-eastern side, which we feel has greatly enhanced both the ground floor and first floor accommodation.

We now feel it offers everything a family could need with a lovely master bedroom suite, as well as a superb family room or home office, with separate front access, as well as direct access off the kitchen and breakfast room, forming the hub of the home. It's the little things that make a difference, such as the door beneath the covered way straight into the utility room for muddy boots etc., which is invaluable, as is the built in shoe-cupboard! We like uncluttered living and so the vast amount of storage space in all the bedrooms and work areas helps us achieve this look.

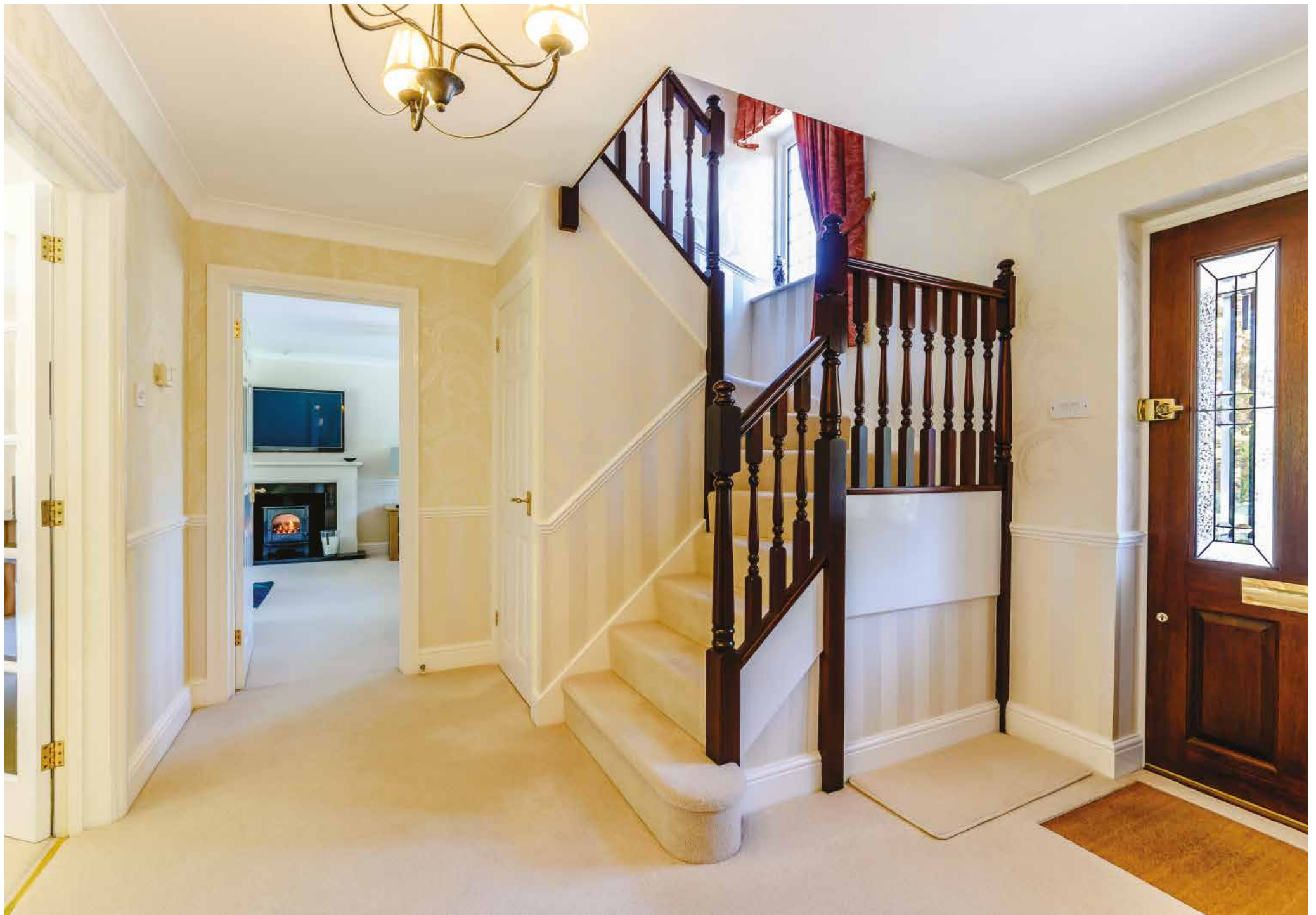
Immediately following the completion of the extension we engaged a professional firm of landscape consultants to design and landscape the gardens surrounding the property. We are particularly proud of the gardens since they have had time to mature and provide a beautiful outside space to relax and enjoy. Our landscape consultants gave us a detailed maintenance checklist and planting plan to ensure we were able to keep the gardens looking at their best, although we were told not to worry; it'll all grow anyway, and it has!

The location of the property is hard to beat for family living, Arbor Meadows being described by many visitors as a 'little oasis', offering all the privacy one could want, whilst still being in the heart of a thriving community.

As our family has grown and moved away at certain times, we have appreciated being in such a convenient location. The transport links are excellent, as are the local schools which our children enjoyed and we are within walking distance of Dinton Pastures Country Park.

We have lovely neighbours, friendly but not intrusive, many of whom have lived here as long as we have and it will be difficult for us to find somewhere else to live which offers quite as much as Arbor Meadows.























### Description

Avellana is an outstanding family home, built with great care and attention to detail by the owners for themselves. The property forms part of the exclusive Arbor Meadows development off Arbor Lane in Winnersh. Built between 1987 and 1992, all 16 executive detached houses are individual in their own way. The ground floor comprises 4 reception rooms, kitchen/breakfast room, utility room and cloakroom. The dual aspect lounge has a bespoke white limestone and black granite fireplace. Double doors lead from the entrance hall into the large square dining room. The study has fitted furniture providing two working spaces and good storage. The superb, newly-fitted kitchen/breakfast room has integrated high-end appliances including two ovens, 4-in-one boiling and filter tap and a space tower larder unit. The worktops are Silestone quartz to match the upstands and wall cladding above the base units. The family room is off the kitchen, is currently in use as a home office and has a separate door to the front of the house. This room has the potential to be opened up into the kitchen, or converted to a granny annexe subject to Planning Consent. The utility room has also been refitted to match the kitchen and has a door to the front of the property.

On the first floor, the master suite has a dressing area and en-suite with large separate shower and separate bath. The second bedroom has a 5-piece en-suite bathroom with whirlpool bath. The third and fourth bedrooms are both good-sized doubles with ample built-in wardrobes. The fifth bedroom also has a built-in wardrobe. The refitted family bathroom has separate bath and shower.

Outside there is a double width garage with two electric up-and-over doors and personal side door with covered way leading to the utility room. The beautiful professionally landscaped gardens wrap around the property and provide interest at every turn, with various patio areas to take advantage of the sun moving round. A water feature provides a focal point in one of the seating areas. Storage is not a problem with a shed behind the garage, bin store nearby and the octagonal garden shed in the south-west facing rear garden.

### Situation

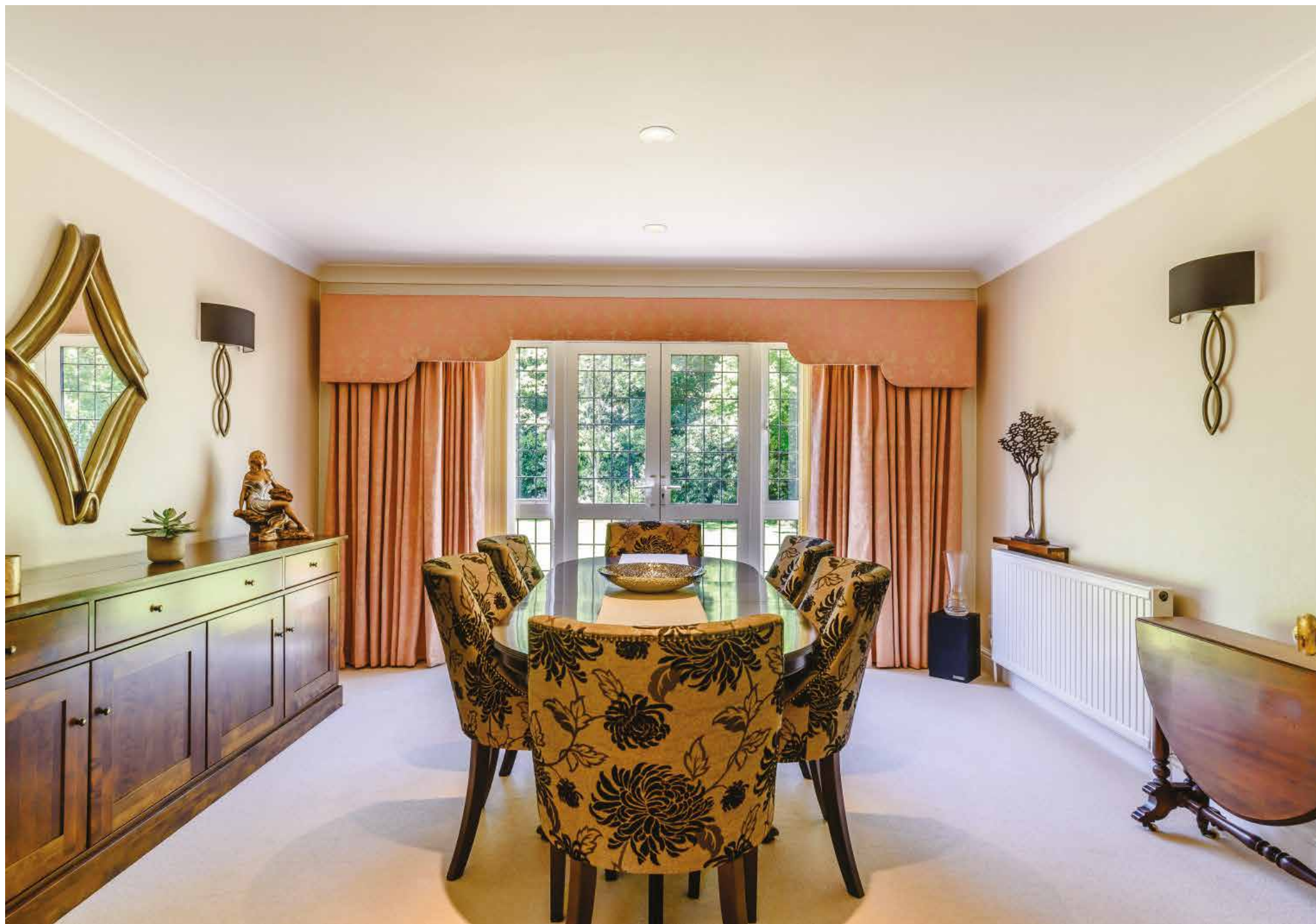
Arbor Meadows is situated in a much sought after area of Winnersh and an extremely convenient location for transport links and local amenities. Winnersh Station with trains to London Waterloo and Reading is a 10 minute walk away. This line can also be used to reach Wokingham to enjoy all the leisure facilities on offer, or onward travel to Guildford/Gatwick. Twyford Station with trains to London Paddington is within a 10 minute drive and will offer services on the new Crossrail line, due to open mid 2022. The A329M, a couple of minutes by car, gives easy access to the M4. Dinton Pastures Country Park with its lakeside walks, Winnersh Meadows, Sainsburys and local shops are within easy walking distance and Showcase Cinema and Nirvana Spa with its gym facilities are also close by. There are many excellent schools within easy reach.



















### Brief Description

Situated in a mature and private development, this immaculately presented home was built for the current owners to a high specification in 1992 and makes the most of natural daylight. Sympathetically extended in 2011, the accommodation comprises dual-aspect lounge, dining room, family room, kitchen/breakfast room, study and cloakroom on the ground floor. On the first floor there are five generous bedrooms, two with en-suite bathrooms and dressing room to the master suite, and a family bathroom. Outside, there is a double width garage and stunning landscaped south-west facing rear garden which offers an excellent degree of privacy and seclusion with direct access to woodland beyond.

### Key features:

Exceptional plot with large frontage and high degree of privacy.

Five well proportioned bedrooms, two with en-suite bathrooms.

Four reception rooms including spacious family room/home office.

Spacious living room with bespoke white limestone fireplace.

Stunning refitted kitchen and utility room with high end integrated appliances.

Refitted family bathroom and ground floor cloakroom.

Double width garage with electric doors and driveway parking for at least four cars.

Window frames replaced with high specification powder coated aluminium.

Professionally landscaped gardens.

### Estate Agents Act 1979

In accordance with Section 21 of the Estate Agent's Act 1979, we wish to disclose the Seller is a connected person as defined within that Act. Full details will of course be disclosed to interested parties.

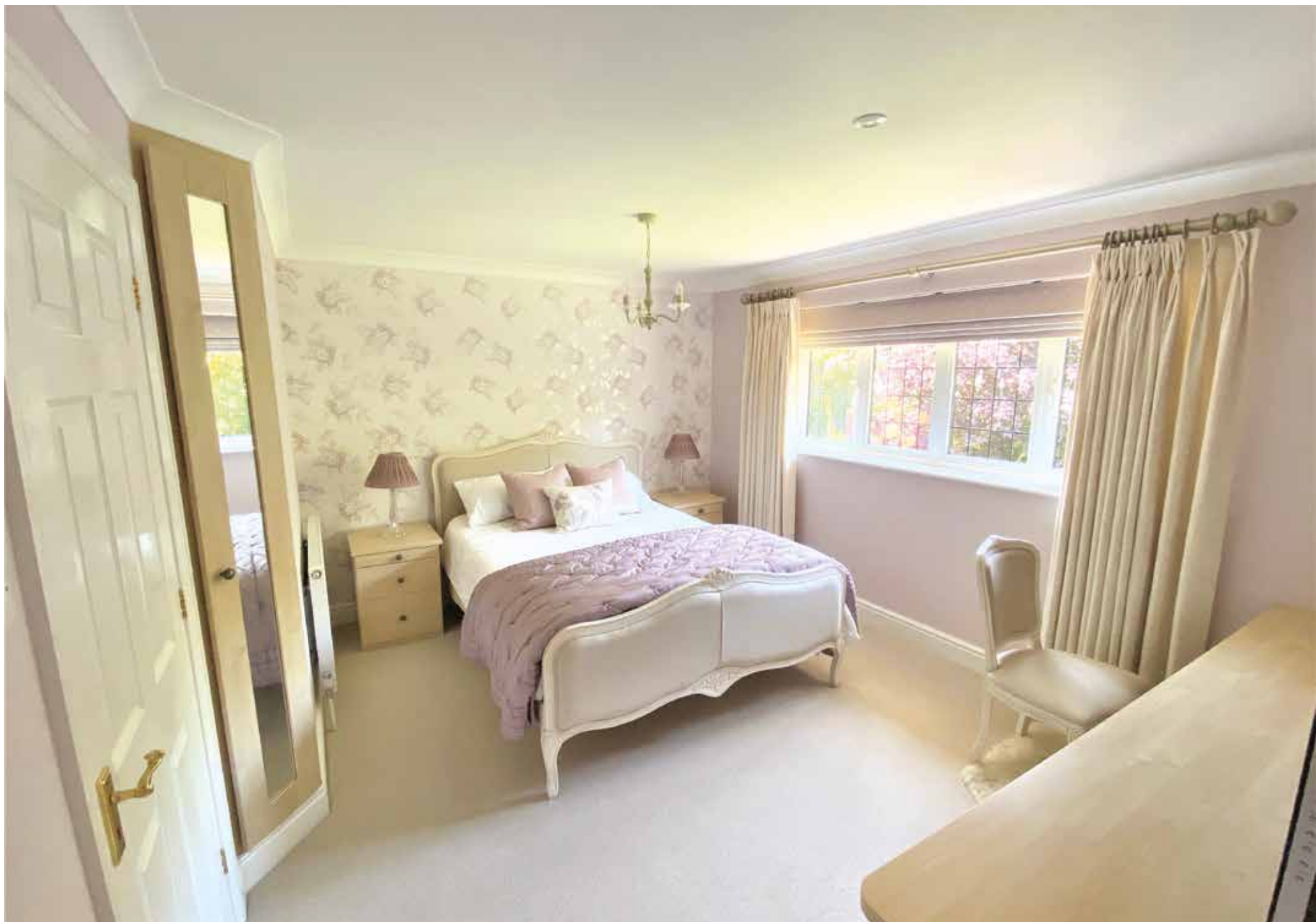
**Services:** Mains water, electricity, gas and drainage are connected. Wired for Virgin Media

**Local Authority:** Wokingham Borough Council

**Council Tax:** Band G

**Viewing:** By prior confirmed appointment with the owner's Sole Agents. Please contact Fine & Country on 0118 989 4499 or by email [wokingham@fineandcountry.com](mailto:wokingham@fineandcountry.com)









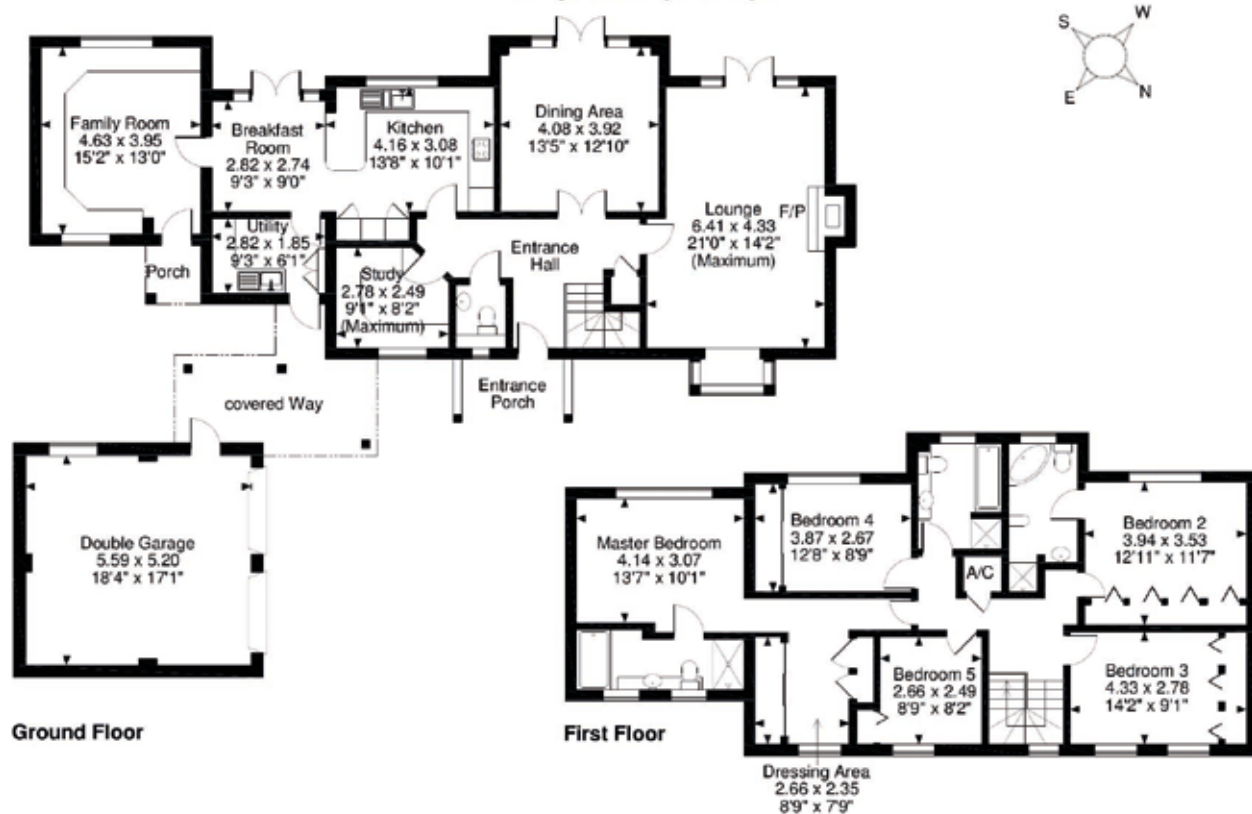




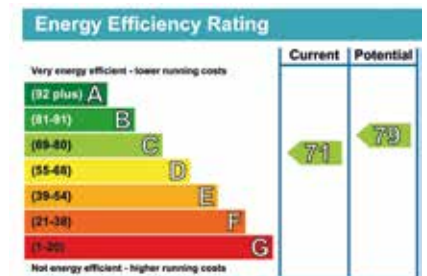




Arbor Meadows, Winnersh, Wokingham  
Approximate Gross Internal Area  
Main House = 2332 Sq Ft/217 Sq M  
Garage = 313 Sq Ft/29 Sq M



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The position & size of doors, windows, appliances and other features are approximate only.  
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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

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