



Honeysuckle Cottage
Honey Hill | Wokingham | RG40 3BA

HONEYSUCKLE COTTAGE

*A delightful cottage with annexe, in about 4 acres of mainly paddock.
Four/five bedrooms, three bathrooms/shower rooms, four/five reception rooms.
Useful outbuildings including looseboxes.
Country lane in the Bracknell –Wokingham – Crowthorne triangle.*









Open plan kitchen with dining and living area



The wide open green space of the gardens/paddock

Seller Insight

“This lovely home, which also boasts around four acres of beautiful gardens and grounds, occupies an enviable semi-rural location, just a couple of miles from the well-served town of Wokingham. “I knew this house was for us the minute I set foot inside,” says the owner. “The décor was a little tired, but there was this tremendous feeling of light and space throughout, and the beautiful gardens and grounds just blew me away. I knew that my husband, children and I would be extremely happy living here, and indeed we have been.”

“In terms of the property itself, during our time here we’ve made a lot of improvements so it now looks really beautiful throughout and it’s all in great condition. We had a new kitchen fitted, the bathrooms were updated, the décor has been refreshed and we’ve laid gorgeous wood flooring throughout most of the rooms and added underfloor heating. The separate annex has also been much improved and outside we took down all of the fencing and created one lovely big open space – although it could easily be replaced if the new owners wanted to keep animals. We also have a large pond that attracts lots of wildlife and there are various places to sit and soak it all in. In my opinion, everything about Honeysuckle Cottage is just perfect so it’s going to be such a wrench to leave.”

“When we’re not outside, we tend to spend most of our time in the open-plan kitchen, dining and living space. It’s a great area for the family because we can all be together doing different things, without feeling on top of one another.”

“I’ve always said that living here is like being in a little green bubble. We feel totally away from it all and the children have been able to enjoy this amazing natural playground. However, it’s also nice to know that we can hop in the car and easily access everything we need.”

“The annex is another great feature of the property and for us it’s been really useful to have. As well as a garage, it consists of a large room downstairs that I currently use as a yoga studio, and upstairs is a bedroom, a shower room and another room that could possibly be turned into a little kitchen.”

“The house is gorgeous, but it’s the outside space that I think I’ll miss the most,” says the owner. “Watching the children playing or out on their ponies in such safe and secure wide-open green space has been a joy. This combination of a beautiful home, beautiful grounds in such a peaceful yet convenient location is something a lot of people search for, but very rarely find.”











Description

Of particular interest to “country lovers”.

Suitable for equestrian occupation.

Charm and character are in abundance with the principal rooms overlooking the sweeping gardens and open paddock beyond.

Strategically positioned within the Wokingham-Bracknell-Crowthorne triangle.

“The setting is absolutely outstanding. The bungalow is tucked away in a very pretty semi-rural location and surrounded by acres of private grounds, so the children have been able to safely wander off and spend the whole day playing outside. The outlook is green for as far as the eye can see, so you really get the feeling of living deep in the countryside, yet in reality we’re only a couple of miles from Wokingham and it’s just a short drive into both Bracknell and Ascot, so we have access to a fabulous array of shops and amenities. It wasn’t something that necessarily brought us here, but we’ve discovered that there are a number of really good schools in the local area, both state and private, so it’s the perfect place to raise a family.”

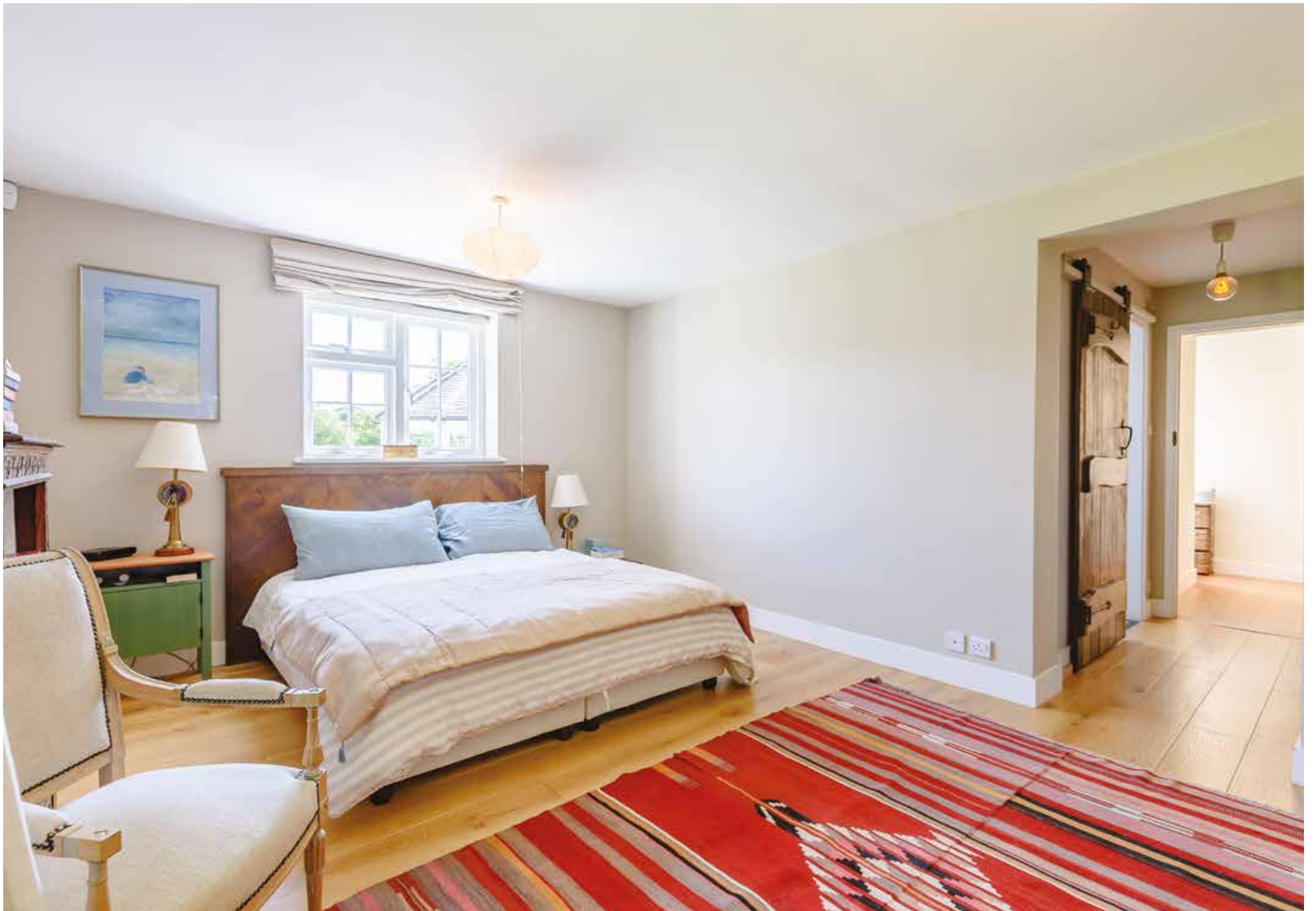
Excellent commuter links – motorways: M3 and M4, railways: London (Waterloo) and Guildford/Gatwick from Wokingham. London (Paddington) and from 2022, Crossrail from Reading and Twyford.

The principal accommodation. Four bedrooms, two bathrooms/shower rooms including principal suite of bedroom, dressing room and bathroom. Inner hallway, superb open plan kitchen/dining room/living room, steps down to slightly sunken double aspect reception room with feature fireplace. Second inner hallway with cloakroom, family room/conservatory.

Secondary accommodation. Detached double garage with ancillary accommodation, with its own access including entrance hall, shower room with WC, reception room, yoga room, utility room and first floor bedroom.

Outside. Looseboxes comprising two stables, store and tack room/mower room. Formal gardens and paddock, extending to 4 acres.







GENERAL COMMENTS

An exceptional single storey property oozing character and charm – perhaps a little quirky. Honeysuckle Cottage is probably one of the original properties in Honey Hill and has now been transformed from a relatively modest bungalow to offer extensive accommodation. The current owners purchased about five years ago and have improved the property considerably, including re-roofing of the bungalow and the garage and they have also replumbed. The grounds have also been the subject of considerable attention and now provide a superb open area, which could be divided to create paddocks if required. Business commitments force the sale.

Honey Hill is a country lane nestled between the chaos of Bracknell, Wokingham and Crowthorne. There is very little residential development in the road – the property is more likely to be visited by wildlife than humans! Nine Mile Ride links Bracknell to Crowthorne and Wokingham and also leads to some lovely country side, including The Swinley Crown Estate and also to the National Trust land at Finchampstead Ridges.

Services:

Mains electricity, drainage to a private system, water – mains (informal) and Well.

Energy Efficiency Rating:

Following the extensive improvement works, the property was reassessed on 13th November 2019 as D68 (Just one point below the Level C rating). The floor area of the cottage is assessed at 202 sq m.

Council Tax Band: F

Local Authority:

Wokingham Borough Council.

Tenure:

The property is Freehold with vacant possession upon completion of the purchase.

Viewing:

Strictly by appointment with the Owner's Agents, Fine & Country Wokingham and Reading. To arrange a viewing, kindly contact Sarah Watson on 0118 989 4499 or wokingham@fineandcountry.com



Main entrance



The driveway and sweep



The Well



Secondary entrance





Fully fenced and secured pond

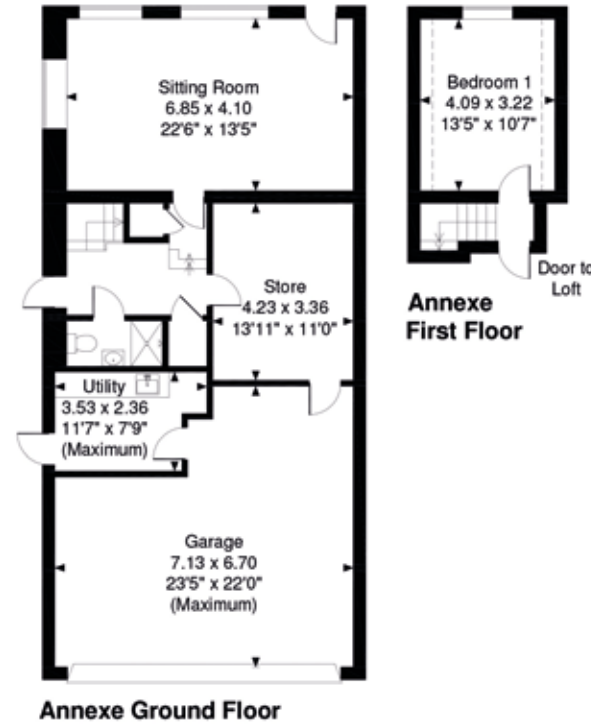
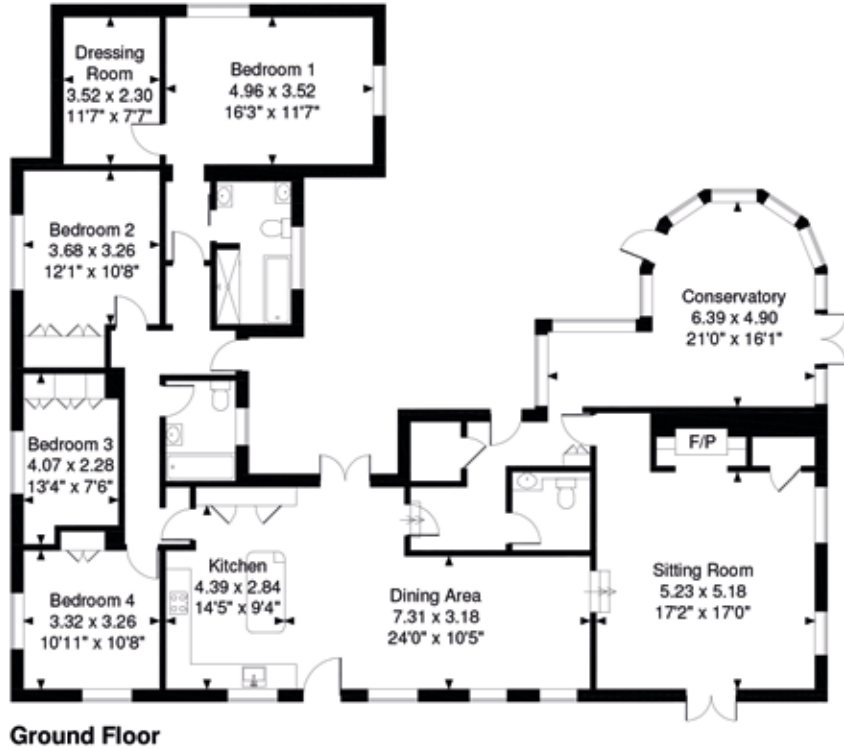
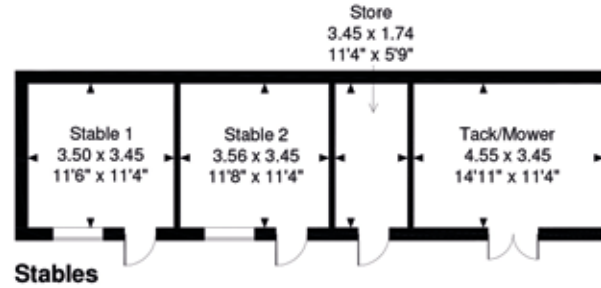
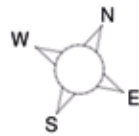


The Annexe

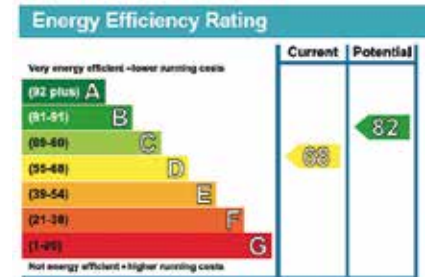




Honeysuckle Cottage, Honey Hill, Wokingham
Approximate Gross Internal Area
Main House = 2160 Sq Ft/201 Sq M
Garage = 435 Sq Ft/40 Sq M
Annexe = 851 Sq Ft/79 Sq M
Stables = 511 Sq Ft/48 Sq M
Total = 3957 Sq Ft/368 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 □ □ □ □ Denotes restricted head height
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