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Willow Cottage, Watmore Lane, Winnersh



An exceptional oak framed family home with ground floor extensions set in professionally landscaped gardens – the interior reflecting the flair and style expected of an interior designer. In a short cul de sac. Well placed for schools, Winnersh railway station, M4 access, shops and Dinton Pastures Country Park.

Designed with four bedrooms but now adapted to provide a larger master bedroom with en suite shower room, 2/3 further bedrooms, family bathroom, landing, reception hall, cloakroom, exceptional living room and separate dining room, each featuring oak timbers, the former with a magnificent feature fireplace with inset gas effect fire. Exceptional recently refitted kitchen, skillfully designed “with all the appliances” and storage space. Garden room, office linking the garden room to the breakfast room/informal dining area.

Gas fired central heating with radiators throughout. Professionally designed/landscaped gardens. 1½ width garage – currently occupied as a studio. Parking for at least a further six cars.

For further information or an appointment to view, please contact our Wokingham branch on 0118 978 0777 or residentialsales@martinpole.co.uk

Willow Cottage, 119 Watmore Lane, Winnersh, Wokingham RG41 5LG

DESCRIPTION/LOCATION: A Potton oak framed house adapted and extended, with the interior to the owner's demanding standard. The kitchen and en suite bathroom have recently been refitted with the kitchen expertly designed and fitted by Berkshire Kitchens and Bathrooms. Throughout the house there has been every attention to detail, with all space well utilized, combining to make this a home of exceptional quality and set in beautiful landscaped gardens. The accommodation on the first floor originally included four bedrooms and two bathrooms/shower rooms (one en suite) but is now adapted to provide a larger master bedroom. The second doorway from the landing remains, so the property could be quite easily reconfigured to offer four first floor bedrooms. There have been two extensions to the ground floor. The first being the breakfast room/informal dining room approached from the kitchen, with a link now occupied as an office that leads to a magnificent former conservatory which is now "a proper room" and which we have described as the garden room. Apart from perhaps cold winter evenings when you might enjoy the coal effect gas fire in the timbered living room, you would otherwise live in this garden room to enjoy and fully appreciate the gardens. The recently refitted bespoke kitchen is a work of art and combines the character of the property with a fabulous kitchen. The accommodation is complemented by a conversion of the garage to provide a studio. Subject to planning, there may be other opportunities to enlarge the property at ground floor and possibly first floor level.

Willow Cottage forms the part of Watmore Lane that is now a cul de sac – so no passing traffic. Within a few minutes walk, there are two primary schools, local shops, bus services passing along the Reading Road and the Forest School Academy (11- 18 years). Winnersh station offers services on the Reading to London, Waterloo line with a connection at Wokingham offering services to Guildford/Gatwick. The A329M, about two miles, provides access to the M4 (Junction 10) and via a series of mainly dual carriageways, the M3 just to the south of Bracknell at Bagshot. Winnersh is an important strategically placed centre between Reading and Wokingham and well placed for other important towns including Maidenhead and Slough to the north and Basingstoke and Camberley to the South. One of the quite exceptional amenities available to the people of Winnersh is Dinton Pastures Country Park – which is within walking distance. It offers lovely walks around the lakes, fishing and boating opportunities.

The accommodation comprises:

First Floor

Master Suite:

Bedroom: With built in wardrobes and reading lights. Further range of five wardrobes, part hanging and part shelved. Two eaves cupboards, one radiator, two dormer windows, exposed oak timbers.

Shower Room: Corner shower cubicle with Matki shower screen and shower fitment, wash hand basin with cupboards below and to one side, low level WC, heated towel rail, extractor fan.

Bedroom 2: With built in wardrobes, part hanging, part shelved with mirrored doors, radiator, eaves storage cupboard.

Bedroom 3: With range of three wardrobes and eaves cupboard.

Family Bathroom: With modern suite comprising bath with mixer taps and separate shower fitment, range of cupboards and drawers with inset wash hand basin, low level WC heated towel rail

Landing: With airing cupboard and access to fully boarded roof space.

Ground Floor

Reception Hall: With radiator, beech vaneer wood flooring

Cloakroom: wash hand basin, low level WC, beech vaneer wood flooring

Living Room: Featuring the oak frame and with magnificent feature fire place with inset coal/log effect gas fire, double aspect, two radiators, bi folding doors to garden room, beech vaneer wood flooring.

Dining Room: With double aspect, beech vaneer wood flooring. The timber frame work of beams between the hall and dining room has been fully exposed.

Kitchen: A bespoke and skillfully designed kitchen by Berkshire Kitchen and Bathrooms, creating a feeling of space whilst ceasing every opportunity to incorporate work tops, cupboards and domestic appliances. Double bowl sink unit set in work top with cupboards and drawers below and incinerator. Zanussi double oven (width) with extractor hood above and plinth heater below and separate Zanussi combi oven. Neff integrated dishwasher and integrated freezer. Various ranges of wall mounted and floor units, including but not exclusively, cupboards with pull out pan storage, spice cupboard, full height fridge, pull out larder, space for tumble dryer (Zanussi), display cupboards, further storage. Door to side. Adjoining

Breakfast Room: **(Informal Dining Area)** With three double radiators – overlooking the rear garden

Link Office/Corridor: Overlooking the rear garden

Garden Room: **(formerly the Conservatory)** approached through bi-folding doors from the principal reception room and with doors to the garden. This is really is a special room and now with a permanent roof, it can be enjoyed throughout the year.

Outside:

Garage (1½ width): With double doors and personal door to rear. Currently occupied as a studio.

Gardens: The front garden includes an extensive paved area with parking for at least six cars and also an area of formal garden. There is a good width beside the house leading to the quite magnificent landscaped and professionally laid out rear garden. The width at the front is 17.7m narrowing to 10.76m and there is an overall depth of 55.39m. The garden comprises a significant area of lawn with interspersed flower beds, shrub beds and trees creating an interesting design. There are several seating areas, including a paved area adjoining the rear of the house. There is also a water feature comprising a small pond.

Services: Mains, water, gas, electricity and drainage are connected. Gas fired central heating.

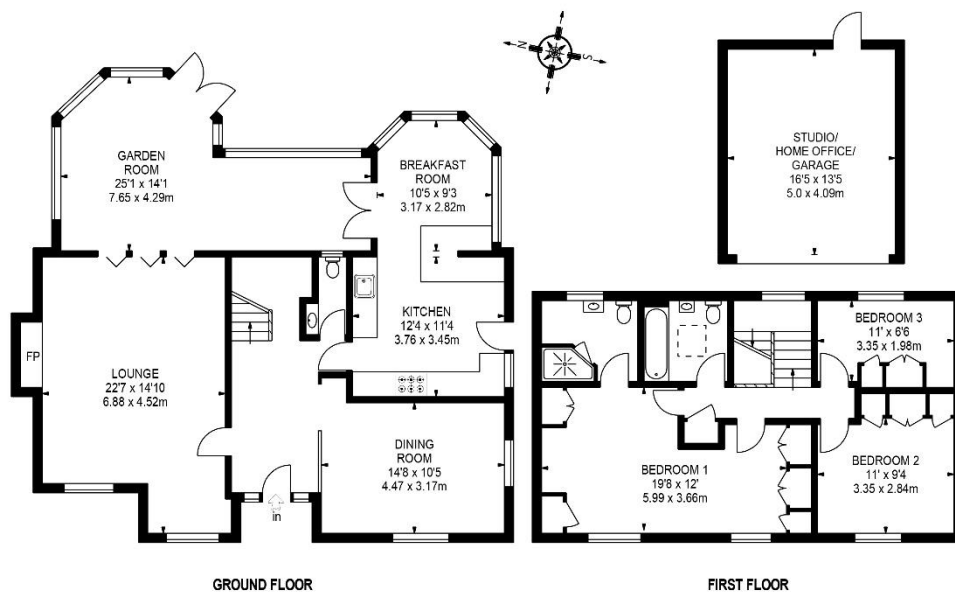
Energy Efficiency Rating: C70

Council Tax Band: G

Tenure: Freehold with vacant possession upon completion of the purchase.

VIEWING: Strictly by appointment with the Owner's Sole Agents Martin & Pole. Tel: 0118 978 0777 or Email: residentialsales@martinpole.co.uk

IMPORTANT NOTICE: Please note that we have not checked whether any extension or alterations to the property comply with planning or building regulations. This should be checked by your solicitor or surveyor. We have endeavoured diligently to ensure the details of this property are accurate, however all measurements are approximate and none of the statements contained in these particulars are to be relied on as statements of fact. They do not constitute any part of an offer or contract. We have no authority to make any representation or give any warranty whatever in relation to this property. We have not tested the services, appliances or fittings referred to in the details. School catchment zones are verified as far as possible with the local authority but cannot be guaranteed, nor do they necessarily guarantee a place in the school. We recommend that each of the statements is verified and the condition of the property, services, appliances and fittings is investigated by you or your advisers before you finalise your offer to purchase or you enter a contractual commitment. Fo : 36805/DCA



REF - WCGE/MP



APPROX. GROSS INTERNAL FLOOR AREA 1991 SQ FT / 184.96 SQ M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
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