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The Old Farmhouse, Heathlands Road, Wokingham



Late 19th Century farmhouse house - midway between Wokingham and Crowthorne
Range of outbuildings – about 1,000 sq ft
Centrally located in a plot of over half an acre

4 Bedrooms – 2 with en suites one a Shower Room and the other a Cloakroom, Family Bathroom, landing.

Entrance Hall, Living Room, Separate Dining Room, Sun Room/Family Room, Study, Kitchen/Breakfast Room, Utility Room, Cloakroom, Gas fired central heating – radiators throughout.

Garage, outbuildings, 66' x 15', garden of over half an acre

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



Price £1.1 million Freehold

The Old Farmhouse, Heathlands Road, Wokingham. RG40 3AP.

DESCRIPTION/LOCATION:

The Old Farmhouse is superbly presented and set well back from the road in a convenient location for Wokingham, Crowthorne, Bracknell and also the M3 and M4 motorways. Train Services from Wokingham on Reading/Waterloo line. Good private and state schools.

The house has been in the same family ownership for about 35 years during which time it has been extended, modernised and much improved. This is a mid to late 19th Century house of character extended at both ground floor and first floor level. There is a covenant restricting the occupation of the property to a single family home – whilst the outbuildings could no doubt be converted they must remain in the same occupation and must be occupied on a complementary basis. The undeveloped brick built/tiled range of outbuildings does off the potential to enhance the property and the value.

On the First Floor:

Master Suite:

Bedroom: with two windows, radiator.

Dressing Room: with deep built-in wardrobe with sliding doors, two eaves cupboards, radiator.

Shower Room: with shower cubicle, wash hand basin, low level W.C., walls fully tiled, radiator.

Guest Suite:

Bedroom: with radiator, walk-in wardrobe with hanging space and shelving including factory lagged hot water cylinder.

Cloakroom: wash hand basin, low level W.C., radiator.

Bedroom 3: double aspect, two radiators.

Bedroom 4: with radiator.

Bathroom: white suite comprising panelled bath with hand shower, vanity unit including inset wash basin, low level W.C., radiator, walls fully tiled.

Landing: with access to roof space, window on half landing, cloaks cupboard.

On the Ground Floor:

Entrance Hall: radiator, understairs cupboard, recess understairs, tiled flooring.

Lounge: ornamental fireplace (former open fire but now without chimney with gas point beside).

Dining Room: with double radiator.

Study: with door to garden, radiator.

Garden Room: with feature dome, double doors to garden, radiator, recessed ceiling lights, ornamental fireplace.

Kitchen/Breakfast Room: ceramic sink unit with adjoining worktops including inset four ring gas hob all with cupboards and drawers below, extractor fan over hob, split level Neff double oven, further range of units including worktop with cupboards and drawers below, wall mounted cupboards above and inset microwave oven, housing for fridge and freezer, recessed lights, tiled flooring.

Utility Room: sink unit, space and plumbing for washing machine and vent for tumble dryer, tiled flooring, door to garden.

Cloakroom: with low level W.C.

Outside:

Garage: with electronic up and over door, light and power.

Outbuildings: Brick/Tile single storey range with light and power.

Gardens: The property is set back about 300' from the road over a private driveway with access through an electronic gate leading to the extensive shingle driveway in front of the house. Good width on either side of the house to the mainly lawned rear garden which also includes patio, vegetable garden and some specimen trees. Established hedges ensure a private rear garden.

ENERGY EFFICIENCY RATING – D61. COUNCIL TAX - BAND F.

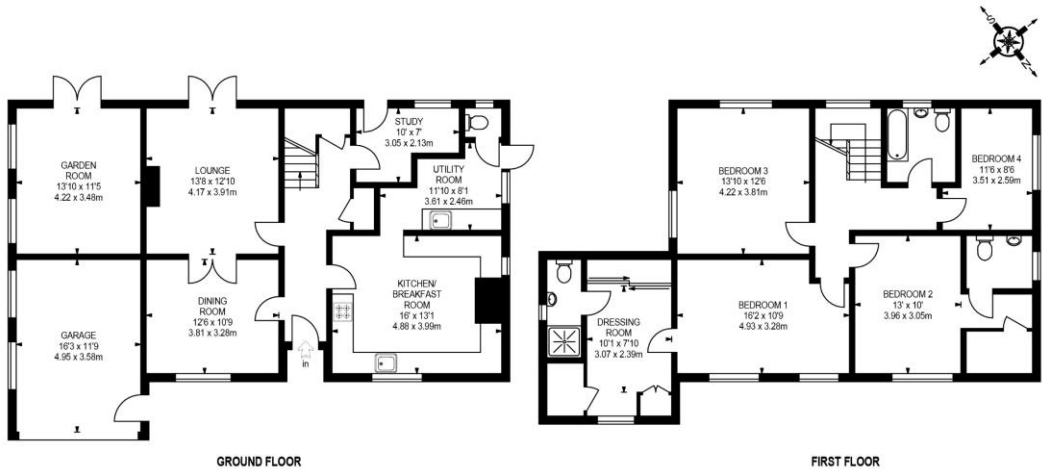
SERVICES: Mains Water, Gas and Electricity. Septic Tank Drainage.

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

Directions: Leave Wokingham on the Easthampstead Road and pass over the level crossing. After a short distance turn right into Heathlands Road. After the turning on the left to Honey Hill take the next driveway on the right hand side signed Birchin Inhams Farm. Go to the end of the tarmacaded area where it becomes shingled continue straight on that it the Old Farmhouse.

Viewing: By appointment with the owner's Sole Agents Martin & Pole, Tel: 0118 978 0777 or 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.



APPROX. GROSS INTERNAL FLOOR AREA 2209 SQ FT / 205.22 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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