

5 Church Close, Winnersh



Well established and large corner plot

**Convenient for so many amenities including shops, train services, bus services, schools
Dinton Pastures Country Park – just over half a mile**

**3 Bedrooms, Bathroom/Shower Room, Landing, Entrance Hall, Cloakroom, Double Aspect
Lounge overlooking the gardens, Dining Room, Kitchen, Rear Lobby, Gas Fired Central
Heating, Single Attached Semi Integral Garage, Lovely Gardens**

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

5 Church Close, Winnersh, Wokingham. RG41 5NA

DESCRIPTION/LOCATION: The current owner has lived in the property for almost 50 years and during that time. has created a superb garden – quite private and south facing. This design of house is unusual. It is virtually detached and being linked on the ground floor by the garage and rear lobby and on the first floor by a bedroom and bathroom, it is therefore a semi detached, but not perhaps in the traditional sense.

The convenience of the setting is an important feature. Church Close serves six houses as well as the Parish Church of St. Mary's. Within a very short walk is Winnersh railway station the Sainsbury's Superstore, other local shops, bus services the Forest Secondary School and two Primary Schools. A little further is Dinton Pastures (just over half a mile). The A329M is about two miles providing access to the M4 (junction 10). The nearby towns include Wokingham about 3 miles and Reading about six miles. Twyford Station just to the north offers regular and fast services into London Paddington and now also services on the Elizabeth line.

The accommodation comprises:

On the First Floor:

Bedroom 1: double aspect, range of five built-in wardrobes with louvred doors, further cupboard, access to large eaves cupboard.

Bedroom 2:

Bedroom 3:

Bathroom/Shower Room: with easy walk-in double shower, wash hand basin, low level W.C.

Landing: window overlooking garden, access to roof space, with loft ladder, light and mainly boarded.

On the Ground Floor:

Entrance Hall: with side window and coats cupboard with wall mounted gas fired boiler for central heating and domestic hot water.

Cloakroom: two windows! wash hand basin, low level W.C.

Double Aspect Lounge: overlooking the rear garden with a feature stone fireplace with inset gas fire, sliding doors to garden.

Dining Room: at the front with hatch to kitchen area.

Kitchen: single drainer stainless steel sink unit adjoining worktop with cupboards and drawers below, further worktop/breakfast bar with cupboards and drawers below, range of five wall mounted cupboards with adjoining shelves, further worktop with cupboard and space below for fridge, understairs cupboard.

Rear Lobby: with doors to rear garden and garage.

Outside:

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

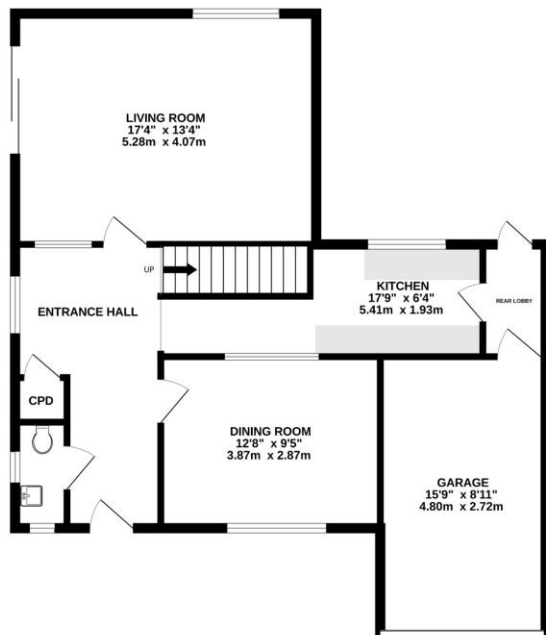
The Gardens: The gardens really are an important feature of the property and have been created and maintained during the current owners 50 years approx. period of ownership. There is a summerhouse, lawn, paths, several fruit trees including mature apple tree, Bramley apple and two cherry trees. Soft fruit is in abundance including blackcurrants, loganberries, blackberries and blueberries and there are also various herbs including lavender and rosemary. There is a summerhouse and two garden sheds. The gardens are fully fenced at the rear and they are south facing.

ENERGY EFFICIENCY RATING – BAND D57.

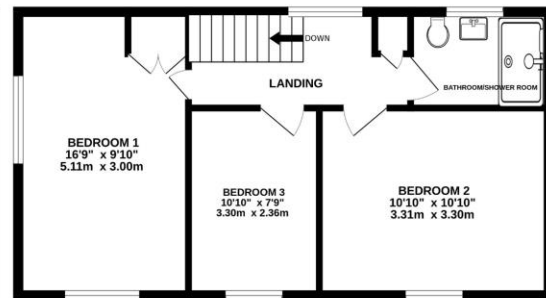
COUNCIL TAX – BAND D.

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

GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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