



THE VILLAGE, WOKINGHAM, BERKSHIRE, RG40

Winkworth



Located in a sought after Berkshire village, this stunning property has been constructed to an extremely high standard successfully combining traditional styling with a contemporary twist. The property has been extended and improved by the current owners with the addition of a two vehicle car port, oak and glass orangery and heated swimming pool.

Behind the handsome rendered oak and old stock brick façade is around 5000 sq.ft. of immaculate living space. The expansive reception hall welcomes guests and sets the scene. The Orangery wows with a vaulted and beamed roofline with dramatic floor to ceiling glass wall and bi-fold doors affording an uninterrupted view to the landscaped gardens and swimming pool. The kitchen/breakfast room is finished with a range of classic framed cabinets with built in appliances and granite work surfaces, creating an elegant, timeless look. The spacious drawing room is triple aspect overlooking the gardens with stripped oak flooring and recessed ceiling speakers.

The principal bedroom suite is located on the first floor and features a full en-suite bathroom and walk in wardrobe/dressing room. There are four further well-proportioned bedrooms on this level, three of which enjoy en-suite facilities. The second floor provides a further en-suite bedroom along with an apartment featuring a large living/bedroom, bathroom and fitted kitchen, lending itself to an independent living space for au pairs, teenagers, relatives or an extensive games/cinema room.

Outside

The property is accessed via a remotely operated entry gate which opens onto a substantial driveway which is secured and secluded to all sides by fencing and mature planting.

There is significant parking and access to the car port and garaging, courtesy lighting and access to the side and rear of the house.





Mulberry

Approximate Gross Internal Area = 438.8 sq m / 4723 sq ft
 Garage = 28.6 sq m / 308 sq ft
 Total = 467.4 sq m / 5031 sq ft
 (Excluding Carport)



Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2023 (ID930817)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	82	85
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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