





PHYLLENA, CHURCH LANE, ARBORFIELD, RG2 9JA

£1,150,000 FREEHOLD

PHYLLENA IS AN ATTRACTIVE HOME WHICH HAS BEEN EXTENDED OVER TIME TO CREATE GENEROUS LIVING ACCOMMODATION, YET STILL RETAINS AMPLE SCOPE FOR FURTHER EXTENSION IF REQUIRED, SUBJECT TO PLANNING.

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for every step...

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DESCRIPTION:

Phyllena is an attractive 4/5 detached home which has been extended over time to create generous living accommodation, yet still retains ample scope for further extension if required, subject to planning.

Currently there is approximately 2656 sq ft of accommodation comprising reception hall with connecting door to the integral garage and a stripped pine stained glass door giving access to the inner hallway. Turning left will take you to the front reception room with its feature fireplace and two large bay windows. On the back of the house is the open plan kitchen/dining room with the dining area leading to the conservatory and the kitchen area opening into the utility, which in turn leads to the cloakroom and study/bedroom 5.

On the first floor is a 23ft master bedroom with Juliet balcony overlooking the rear garden, built in wardrobes and an en suite shower. Bedroom two is at the front with an attractive bay window and built-in wardrobe and bedroom three overlooks the garden to the rear, both of these bedrooms are superb doubles. Bedroom four is again located at the front and is also a double.

The front of the property is accessed through double gates leading to the gravelled driveway offering extensive off road parking and giving access to the internal double garage. To the left hand side of the property is a further covered garage/carport.

To the rear and undoubtedly another one of the highly desirable features of this property is the south facing and generously proportioned garden. Offering a full width paved patio area and lawn beyond with established flower and shrub beds, all enclosed by mature hedging and enjoying a good degree of seclusion. To the rear of the garden is a block built workshop/storage shed and greenhouse.

NB The property was fitted with solar panels in 2016 which generates circa £875-£1000 per annum with appropiate time-use power.

In 2013, following investigations into the effects of two oak tree roots, which were subsequently removed, the property benefited from an extensive programme of remedial works carried out by insurance-appointed contractors. These included improvements to internal and external walls, followed by replastering and high-quality finishing. All works were completed with the appropriate certification.

AT A GLANCE

- Beautiful south facing garden on 1/3 acre plot
- Attractive detached 4/5 bedroom family home
- Semi rural location
- En suite and family bathroom
- Driveway parking and garage
- Mains Gas, electric, water and sewage
- Council tax band E Wokingham
- Mobile Coverage for EE, Three, Vodaphone & O2
- Ultrafast Broadband 1000 Mbps

Tenure: Freehold











Phyllena

Approximate Gross Internal Area = 246.7 sq m / 2656 sq ft
(Including Garage / Limited Use Area)

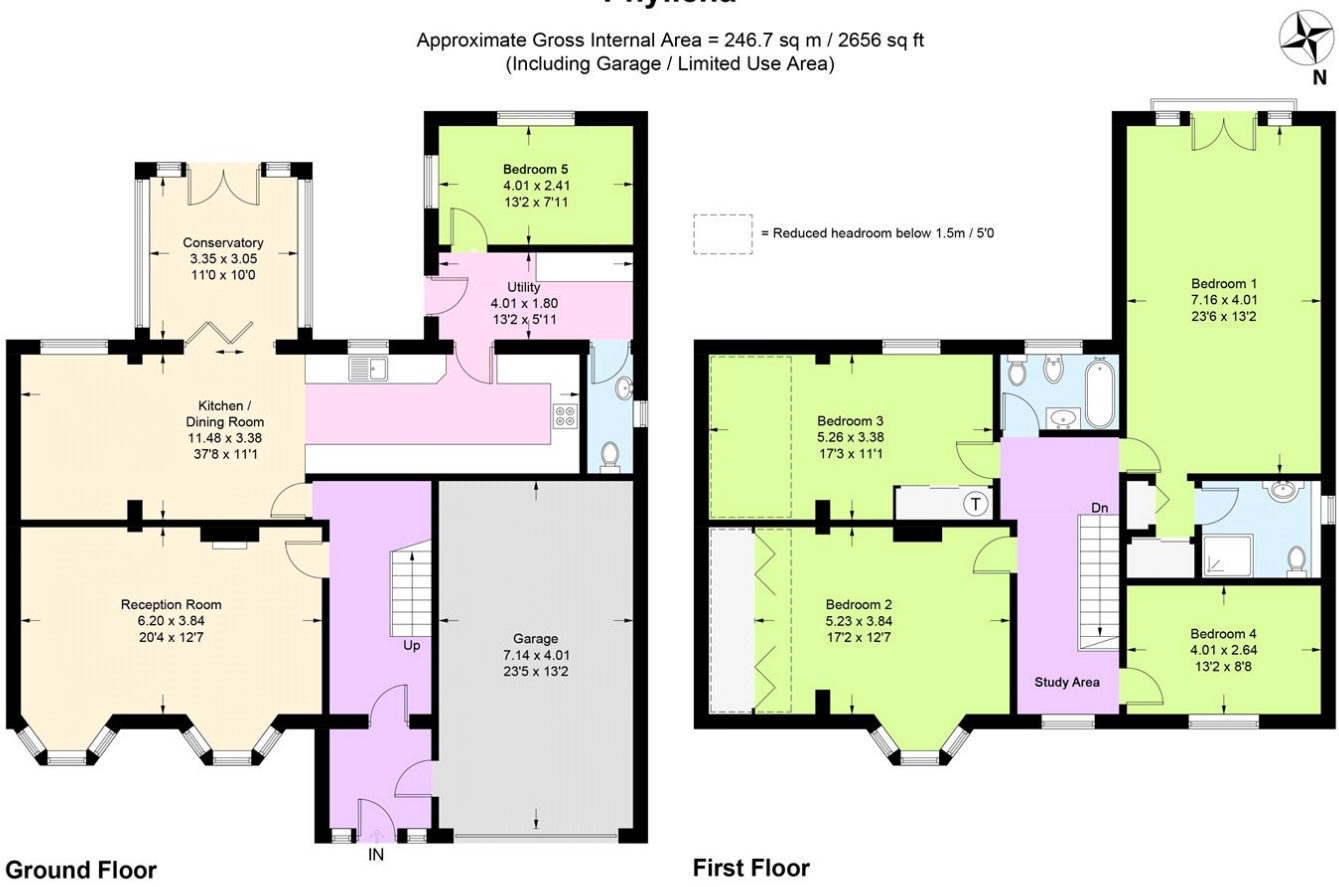
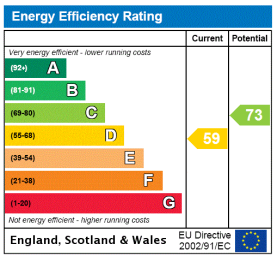


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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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