10 PINEWOOD CARAVAN PARK, WOKINGHAM, BERKSHIRE, RG40 3EF

£250,000

SITUATED ON THE PEACEFUL PINEWOOD PARK, AN EXCLUSIVE DEVELOPMENT OF JUST 20 PARK HOMES FOR THE OVER 55S, THIS IMMACULATELY PRESENTED TWO-BEDROOM PARK HOME WITH ADDITIONAL STUDY OFFERS A WONDERFUL SENSE OF SPACE AND PRIVACY. MEASURING 51' X 22', THE PROPERTY IS IDEALLY POSITIONED BETWEEN THE SOUGHT-AFTER TOWNS OF WOKINGHAM AND CROWTHORNE.

Winkworth

for every step...

Wokingham | 01189 072777 | wokingham@winkworth.co.uk

DESCRIPTION:

Situated on the peaceful Pinewood Park, an exclusive development of just 20 park homes for the over 55s, this immaculately presented two-bedroom park home with additional study offers a wonderful sense of space and privacy. Measuring 51' x 22', the property is ideally positioned between the sought-after towns of Wokingham and Crowthorne.

Upon entering, you are welcomed into a spacious and beautifully presented open-plan kitchen, dining and living area, creating a fantastic space for both relaxing and entertaining. The modern kitchen is fitted with integrated appliances and ample storage, seamlessly flowing into the bright and airy living space.

A hallway leads to two generous double bedrooms, a separate study/hobby room and the main bathroom. The principal bedroom benefits from a walk-in wardrobe and a stylish en suite, while the second bedroom is well-proportioned for guests. The additional room provides flexibility, ideal as a home office or hobby space. The accommodation is completed by a luxurious family bathroom featuring a roll-top bath.

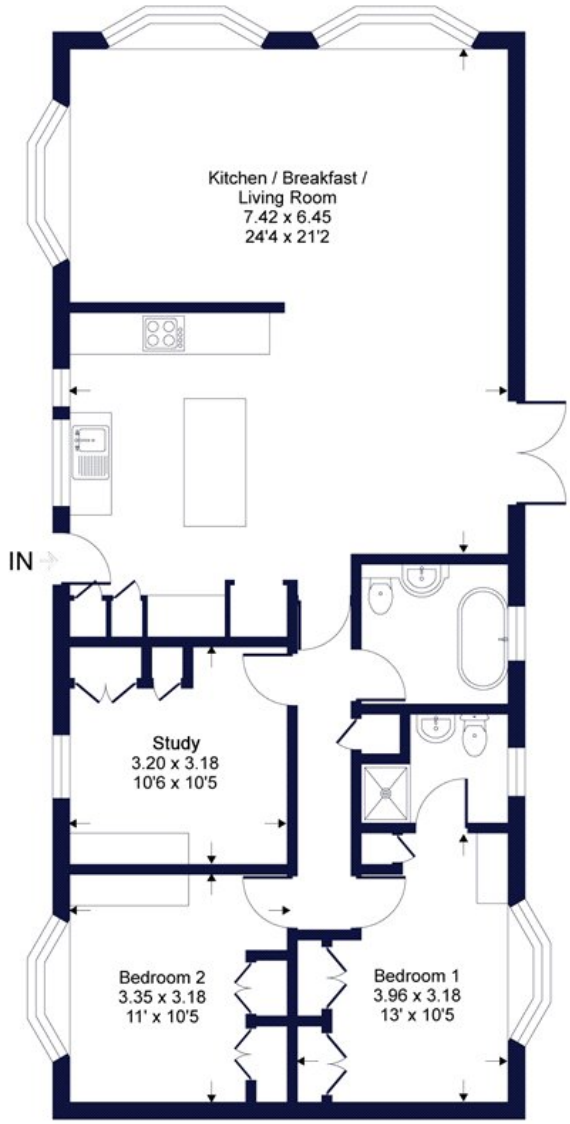
Externally, the property continues to impress with a recently re-laid lawned garden, enclosed by fencing and backing onto private woodland, offering a high degree of privacy and a tranquil setting. There is also a prepared base for a shed and parking for one vehicle. Additional parking may be available within the communal car park, subject to site owner permission and an additional charge.

AT A GLANCE

- CASH BUYERS ONLY
- 2 Double bedrooms and a study
- Large kitchen/living/dining room
- Private garden
- Parking space for 1 vehicle
- Exclusively for the over 55s
- No pets
- Mains Gas, electric, water and sewage
- Gas central heating
- Mobile Coverage for EE, Vodaphone & O2
- Superfast Broadband 37 Mbps

Pinewood Park

Approximate Gross Internal Area = 102 sq m / 1109 sq ft



Ground Floor = 102 sqm / 1109 sqft

Whilst every attempt has been made to ensure the accuracy or the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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.

Wokingham | 01189 072777 | wokingham@winkworth.co.uk

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Landmark who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £24 per person and this will need to be paid by you in advance of us issuing a memorandum of sale, directly to Landmark, and is non-refundable.