



19 BLUEBELL MEADOW, WINNERSH, WOKINGHAM, BERKSHIRE, RG41 5UW  
**£1,350,000 FREEHOLD**

**A FIVE BEDROOM DETACHED HOME OF  
 CHARACTER ON A GENEROUS PLOT BACKING  
 ONTO PLAYING FIELDS.**

**Winkworth**

Wokingham | 01189 072777 | [wokingham@winkworth.co.uk](mailto:wokingham@winkworth.co.uk)

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## DESCRIPTION:

Dating back to 1878, this attractive family home sits on a generous plot in a tucked away location backing onto school playing fields. The cottage has been well maintained by the current owners and comprises entrance hall opening into a generous inner central hall with turning stairs to the first floor, dual aspect living room with feature fireplace, an oak finished fitted kitchen, utility, dual aspect dining room and ground floor bedroom five/family room with adjacent cloakroom. Upstairs you will find a galleried landing, four further double bedrooms with an en suite to the master and separate family shower room. Three of the bedrooms come with fitted or built in wardrobes.

Outside you approach the property via a long driveway which leads to an extensive parking area and a large double garage with an office/games room above.

The rear garden is undoubtedly a feature with a full width stone patio for entertaining and attractive gardens beyond laid mainly to lawn with established flower and shrub beds. The garden is enclosed with fencing, screened with mature hedging and bushes and enjoys a good degree of seclusion and a westerly aspect.

Situated in this established residential area within walking distance of Winnersh Primary School and the Forest Secondary school, with Winnersh train station within about 10 – 15 minutes walk.

The main line station at Twyford is about 15 minutes by car offering regular services to London Paddington and to Reading.

The local countryside area offers numerous opportunities for sporting pursuits with a sailing centre at Dinton Pastures, equestrian centre at Whistley, golf at Sonning and Bearwood Lakes, Nirvana health spa at Sindlesham, Tennis at Wokingham and Twyford, cricket and football at Hurst and rugby, hockey and cricket at Sonning, with access to the picturesque surrounding countryside via the many numerous footpaths and bridle paths.

## AT A GLANCE

- Dating back to 1878
- Five bedroom family home
- Generous plot
- Extensive driveway parking
- Good sized double garage with office above
- Attractive garden backing onto playing fields
- Council tax band G Wokingham
- Superfast Broadband 74Mbps
- Satellite/Fibre TV available with BT, Sky & Virgin
- Mobile coverage EE, Vodafone, Three & O2

**Tenure:** Freehold

**Council Tax Band:** G

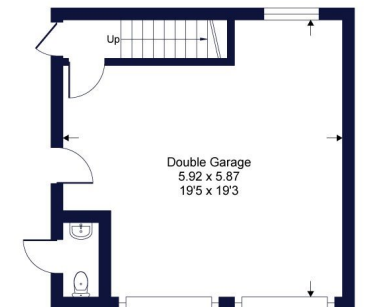
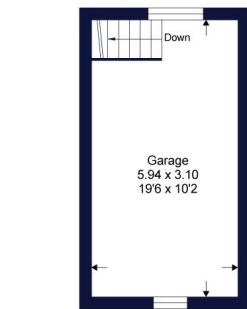
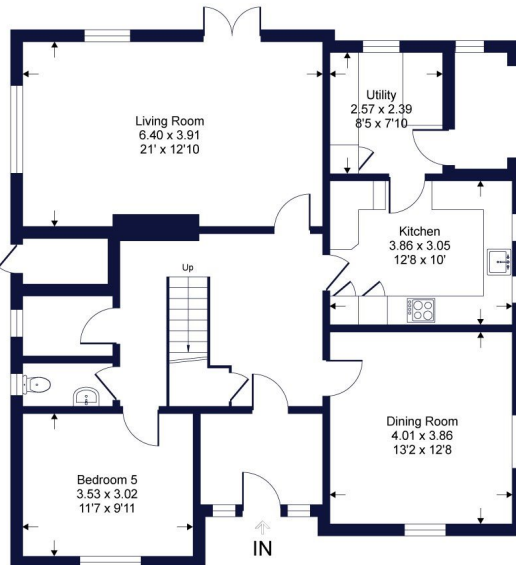
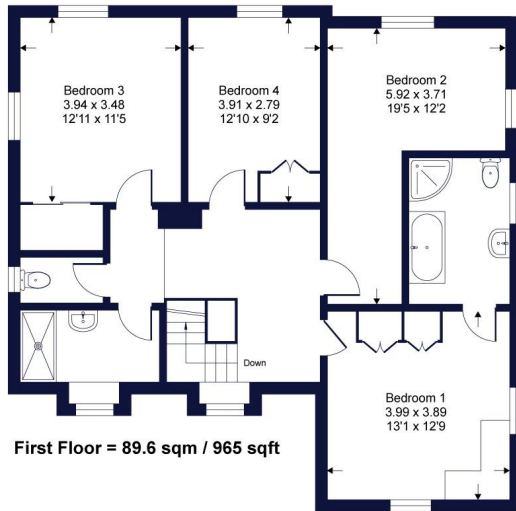




## Bluebell Meadow

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Approximate Gross Internal Area = 188.7 sq m / 2032 sq ft (excludes store)  
 Approximate Garage Internal Area = 51 sq m / 550 sq ft  
 Approximate Outbuilding Internal Area = 1.7 sq m / 19 sq ft  
 Approximate Garage Internal Area = 241.4 sq m / 2601 sq ft



Whilst every attempt has been made to ensure the accuracy of 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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