



**5 UPPER TERRACE, BEARWOOD ROAD, SINDLESHAM, WOKINGHAM, BERKSHIRE, RG41 5BT**  
**£635,000 FREEHOLD**

**A CHARMING AND RARELY AVAILABLE GRADE II LISTED WALTER COTTAGE SET IN THE HEART OF THE SINDLESHAM CONSERVATION AREA ON THE EDGE OF WOKINGHAM.**

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## DESCRIPTION:

Originally part of the Bearwood Estate, this 3 bedroom mid terrace property is thought to date back to 1867 and once belonged to John Walter's (Victorian owner of the Times newspaper) country estate. Upper Terrace sits on a pretty road of properties built in the same style, all part of the Sindlesham Estate.

This truly stunning property boasts delightful period architecture including ornate chimney stacks, stone window sills and detailed red brick elevations. Internally, original features include high ceilings and fireplaces throughout.

The ground floor accommodation comprises an L shaped rear aspect living room with feature fireplace, a quality Neptune fitted kitchen installed in 2020, utility room, cloakroom and toilet, front aspect reception room with log burner and exposed timber flooring, study/bedroom 3.

To the first floor, there are two further generous sized bedrooms and a newly installed four piece bathroom with feature roll top bath with ball and claw feet.

Outside there is a 100ft rear garden which is mainly laid to lawn with a patio area and further enclosed decked area with pergola to the rear. There is rear access leading to the private parking area all enclosed by wood panelled fencing and large bush borders offering a high degree of privacy. Whilst to the front of the property there is allocated parking with a wooden gate leading to the front pathway.

## AT A GLANCE

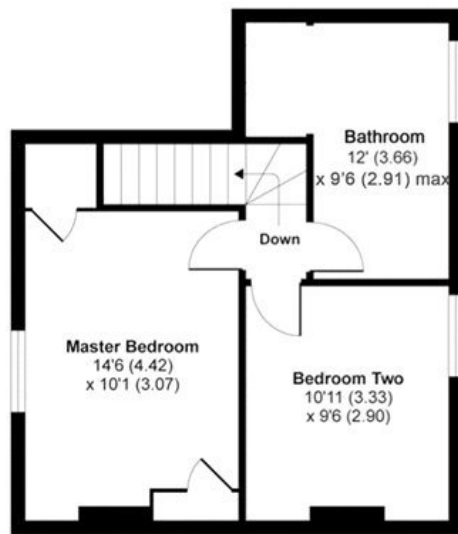
- Grade II listed cottage
- 2/3 bedrooms
- Neptune fitted kitchen
- New gas boiler 2023
- Smart meters for gas and electricity
- Ultra fast broad band 1000Mbps
- Satellite / Fibre TV available BT and Sky
- Mobile coverage EE, Vodafone, O2
- Council tax band E Wokingham
- Conservation area



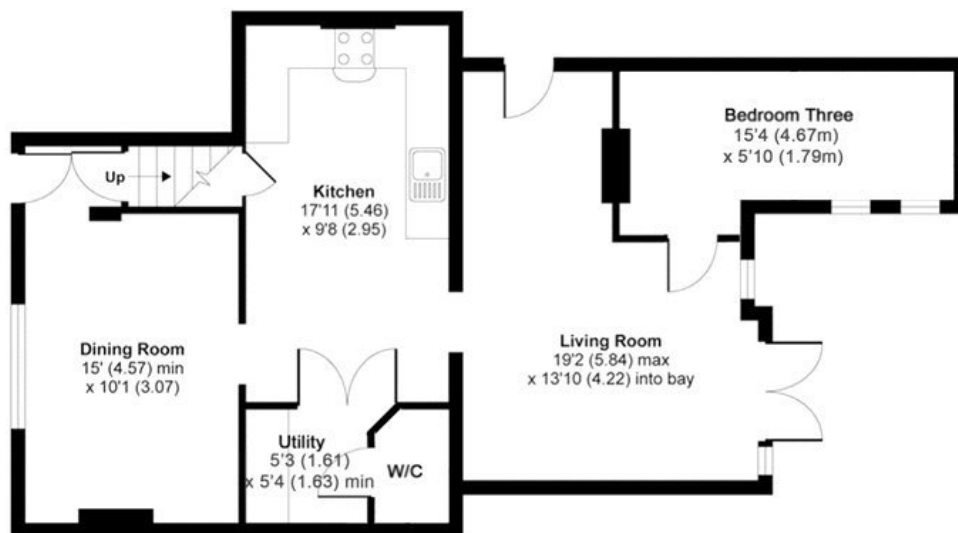




APPROX. GROSS INTERNAL FLOOR AREA 1136 SQ FT 105.5 SQ METRES



FIRST FLOOR



GROUND FLOOR

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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