



29 BEARWOOD ROAD, WOKINGHAM, BERKSHIRE, RG41 4TB
£1,375,000 FREEHOLD

**SET BACK FROM THE ROAD WITH APPROXIMATELY 1.6 ACRES
INCLUDING A Paddock THIS FAMILY HOME SHOULD NOT BE
MISSED.**

Winkworth

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

for every step...

winkworth.co.uk



DESCRIPTION:

An individual family home built approximately 20 years ago by the current owner and now offered to the market for sale for the first time.

Being set back from the road in a slightly elevated location the property has fine views to the rear over the formal garden and paddocks beyond.

On the ground floor you have a reception hall with steps down to the rear aspect living room with a feature stone fireplace, front aspect dining room, an L shaped kitchen/breakfast/family room with double doors leading out to the patio and garden beyond. Off the kitchen is a utility room and off the inner hallway is a study/ground floor bedroom 5 with adjacent shower room and access to the garage.

Upstairs is a galleried landing 4 bedrooms with an ensuite to the master bedroom and a jack and jill ensuite to bedrooms 3 and 4 including a sauna and further family bathroom.

To the front is a gated entrance and driveway providing extensive off road parking and give access to the double garage. To the rear is an attractive formal garden with a small paddock to the rear and a larger paddock beyond in all approximately 1.6 acres.

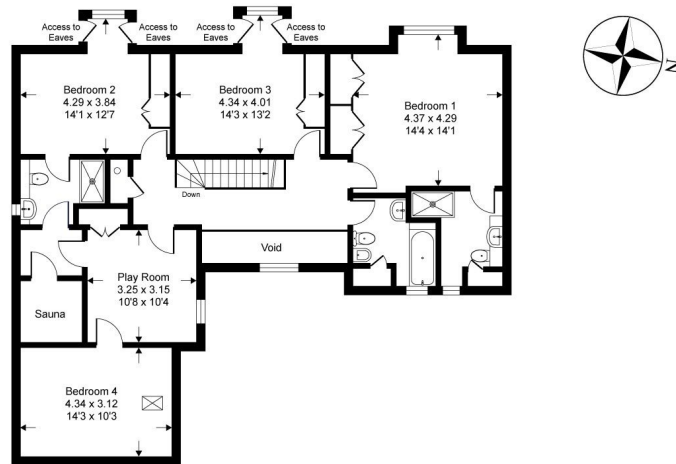
AT A GLANCE

- Tucked away location
- 4/5 bedroom family home
- 4 reception rooms
- 4 bathrooms
- 1.6 acres including paddock
- Solar panels
- Council tax band G Wokingham
- Superfast broadband 62Mbps
- Mobile coverage EE, Vodafone, Three and O2
- Satellite/Fibre TV available BT & Sky

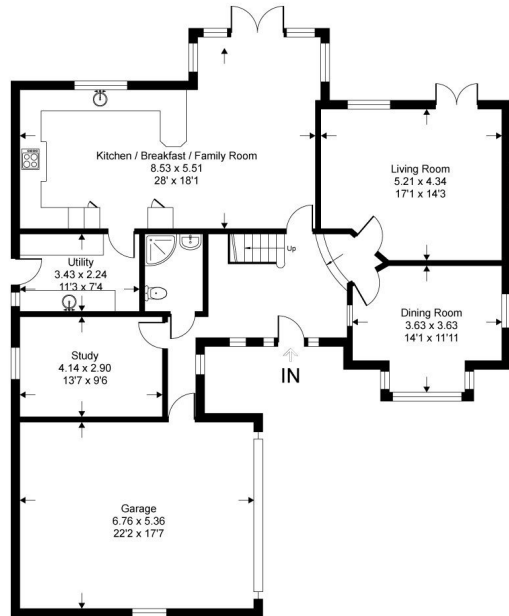


Bearwood Road

Approximate Gross Internal Area = 230.7 sq m / 2484 sq ft (excludes void)
 Approximate Garage Internal Area = 36.4 sq m / 392 sq ft
 Approximate Total Internal Area = 267.1 sq m / 2876 sq ft



First Floor = 112.1 sqm / 1207 sqft



Ground Floor = 118.6 sqm / 1277 sqft

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		77	79
(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	

Winkworth

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

winkworth.co.uk

for every step...

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 £25 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.