



PHYLLENA, CHURCH LANE, ARBORFIELD, READING, BERKSHIRE, 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.

**Winkworth**

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

for every step...

[winkworth.co.uk](http://winkworth.co.uk)





## 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 £675 per annum.

## AT A GLANCE

- Attractive detached family home
- 1/3 acre plot
- 4/5 bedrooms
- En suite and family bathroom
- Semi rural location
- 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

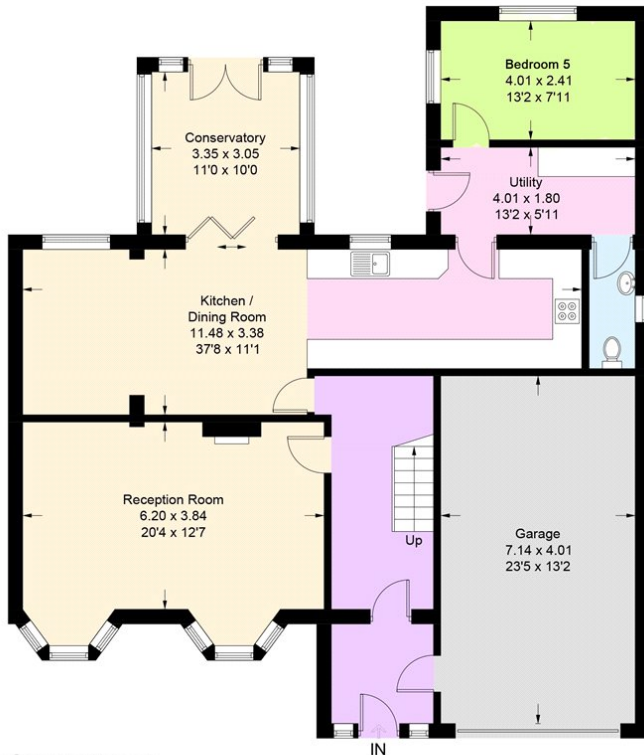






# Phyllena

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



□ = Reduced headroom below 1.5m / 5'0"

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2022 (ID891001)

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		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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

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 £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.

**Winkworth**

for every step...