



THE OAKS,
MAY FIELDS, SINDLESHAM, WOKINGHAM,
BERKSHIRE RG41 5BY
FREEHOLD

An exclusive private gated development comprising three unique four bedroom traditionally built detached houses, finished to a high specification.

Each individually crafted home, the Swallowfield, the Bearwood and the Farley benefit from a fully fitted kitchen/dining room, spacious living room, utility room and cloakroom, master bedroom with three/four piece ensuite shower room, fitted wardrobes, dressing area (the Farley and Swallowfield) and fully tiled first floor family bathroom. The private enclosed gardens will be landscaped with block paved driveway parking, remote control roller shutter garage door and external lighting.



A photographic example of style and design

KITCHEN

Professionally designed stylish kitchens with granite worktops and integrated appliances including range cooker, extractor hood, dishwasher, fridge freezer, waste disposal unit and wine cooler.

BATHROOM

Fully tiled four-piece family bathroom with white sanitary ware including bath, shower, wc wash hand basin, chrome taps and extractor fan.

HEATING AND INSULATION

Megaflow gas central heating.

Upvc double glazing.

Underfloor heating on ground floor.

Thermostatically controlled radiators on first floor.

Full cavity insulation.

Open fireplace in living room.

Solid internal doors.

ELECTRICAL AND LIGHTING

Stainless steel/chrome dimmer switches and sockets throughout including TV sockets for HDMI streaming.

Cat 6 wiring infrastructure in all reception rooms and bedrooms. Superfast 72 mb per second fibre optic broadband is available in The Oaks.

Fitted alarm.

LED downlighting in reception/dining rooms, kitchen and utility.

OUTSIDE

Electronic remote control gates at entrance to ensure maximum privacy.

Crushed stone shared driveway with block paved individual drives and Tarmac turning and parking area.

Soft driveway lighting.

External wall lights.

Enclosed landscaped gardens.

Remote electric roller shutter garage doors.

External tap.

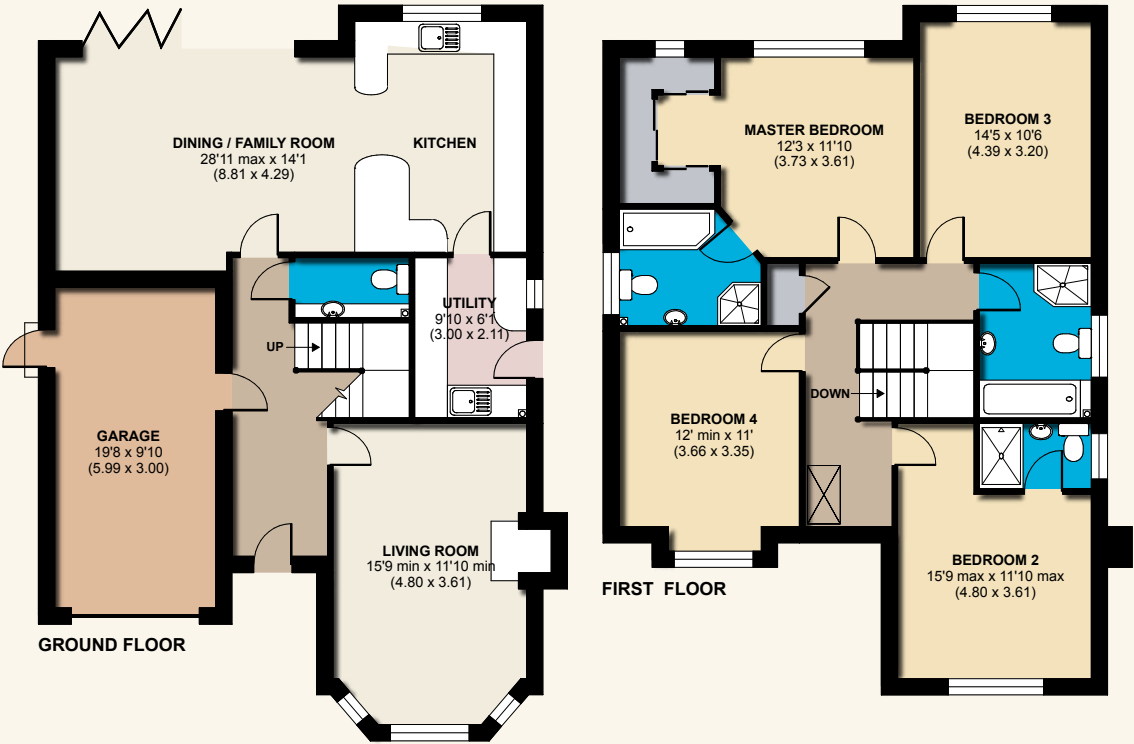
Indian sandstone rear patio.

SWALLOWFIELD



Swallowfield, The Oaks, Sindlesham

APPROX. GROSS INTERNAL FLOOR AREA 2029 SQ FT 188.5 SQ METRES (INCLUDES GARAGE)



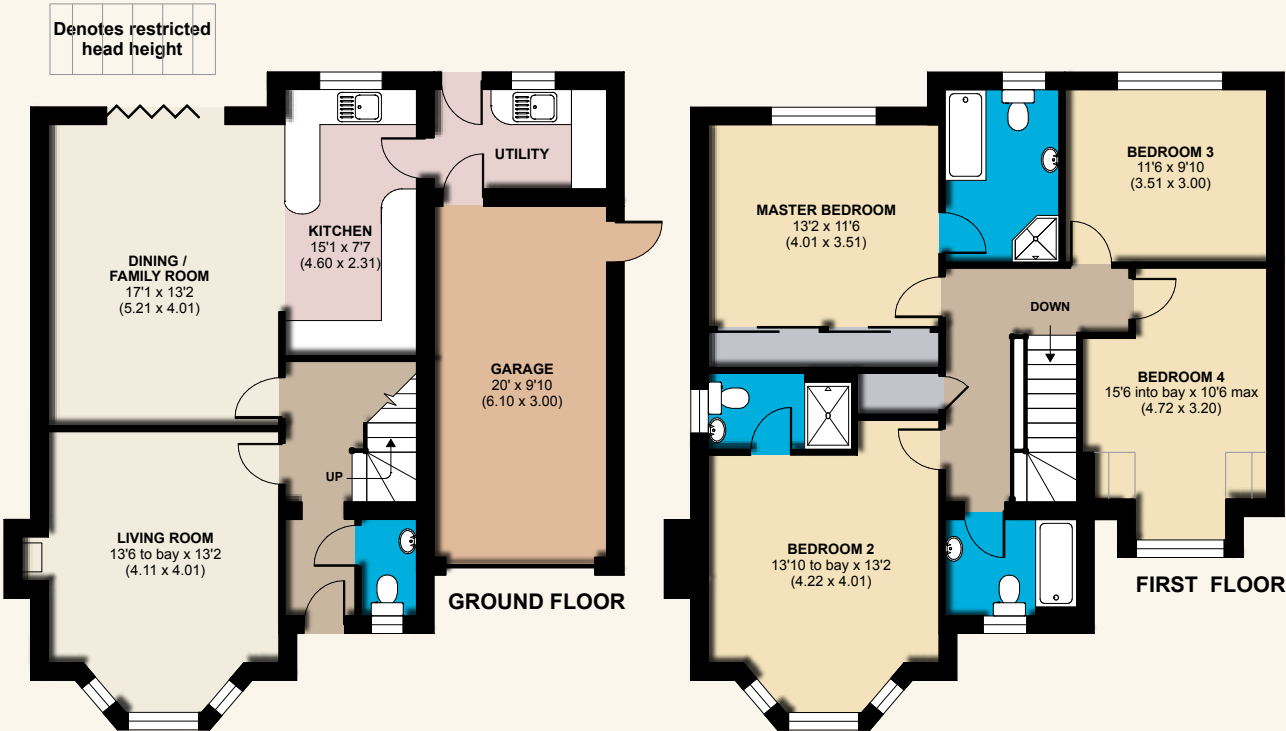
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. This floor plan was constructed using measurements provided to Niche Communications by a third party.

BEARWOOD



Bearwood, The Oaks, Sindlesham

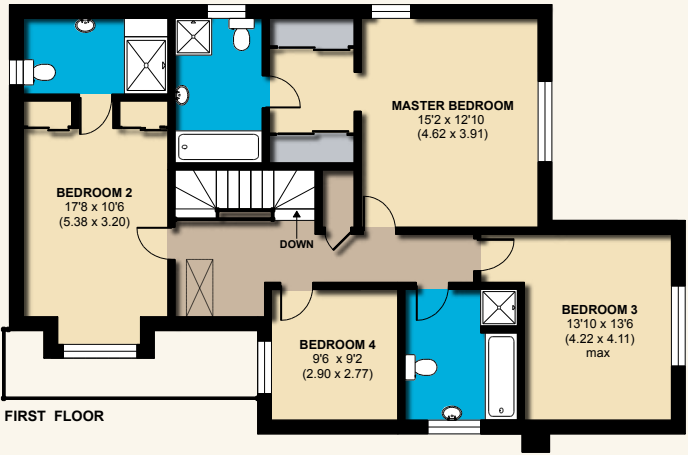
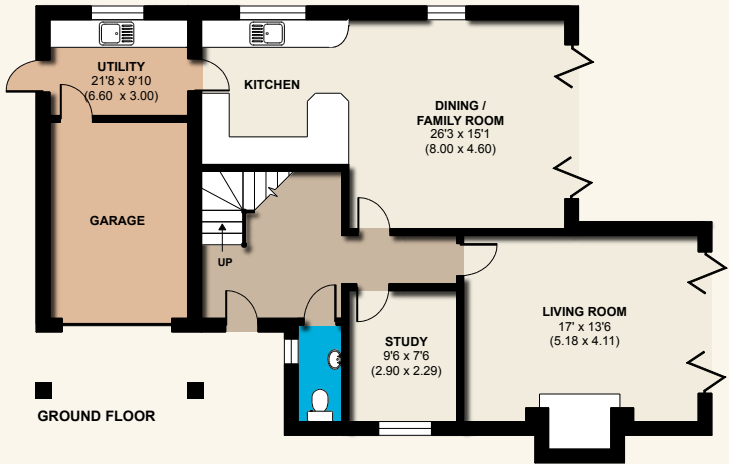
APPROX. GROSS INTERNAL FLOOR AREA 1820 SQ FT 169 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT / INCLUDES GARAGE)



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Farley, The Oaks, Sindlesham
APPROX. GROSS INTERNAL FLOOR AREA 2189 SQ FT 203.4 SQ METRES



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A photographic example of style and design



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NIRVANA SPA



BEARWOOD RECREATION GROUND



THE WALTERS ARMS



ST CATHERINE
BEARWOOD CHURCH



LOCATION

The Oaks is situated in a semi-rural location in an exclusive private gated development off an established no through road, May Fields, which comprises of a variety of 4/5 bedroom detached family homes built in the 1960's and 70's.

Most have been extended and in 2005 West Build Homes built four detached homes at the entrance to May Fields.

Sindlesham enjoys excellent road access to the M4 at Junction 10 for London and the M25 and Junction 11 for the West of England and Wales. Rail access to London Paddington and the rest of the country by fast Inter City service from Reading and local services to Reading, direct service to Gatwick Airport and London Waterloo from Winnersh, Winnersh Triangle and the recently rebuilt Wokingham Station. The village green and playing fields are immediately adjacent to May Fields with a good local public house and restaurant The Walters Arms, a short 5 minute walk. Nirvana Spa and Health Centre is a couple of minutes' walk with indoor and outdoor heated swimming pools.

The local schools include Bearwood Primary School which is a short walk away, with a good range of secondary education, within the catchment are private and non fee paying.

Construction 10 year guarantee. Farley Construction can offer diversity of specification subject to the stage of completion.

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Date: 23/01/17

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Michael Hardy
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PROPERTY ESTATE AGENTS

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N.B. Please note that we have not checked whether the property, or any part of it, complies with the planning acts or building regulations; this should be checked by your surveyor or solicitor.
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