

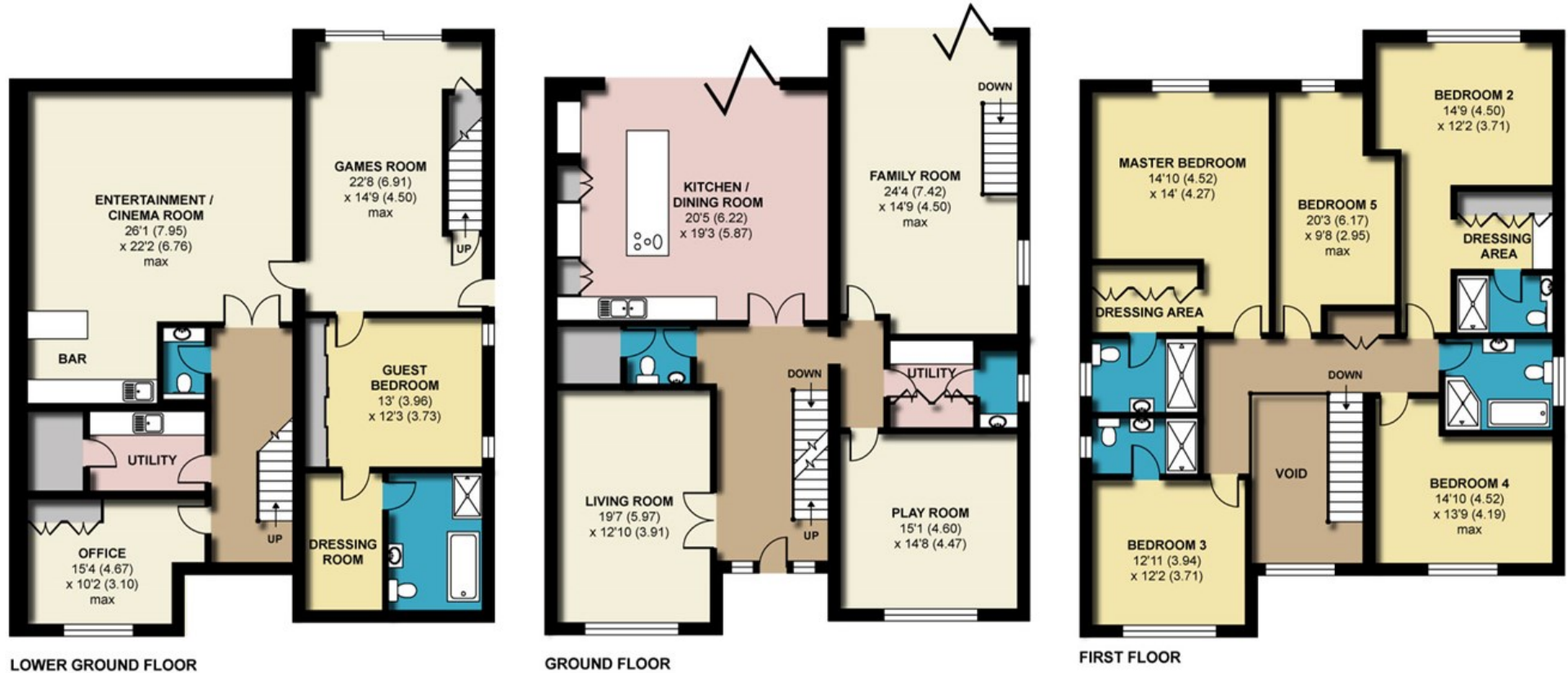


Shaw Mount, Edneys Hill, Wokingham, Berkshire. RG41 4DS.

£1,850,000 Freehold

Shaw Mount, Edneys Hill, Wokingham

APPROX. GROSS INTERNAL FLOOR AREA 4884 SQ FT 453.7 SQ METRES (EXCLUDES DETACHED GARAGE & VOID)



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 spectacular six-bedroom executive detached house offers almost 5,000 sq ft of living space, situated in a sought after non-estate location in Barkham. The versatile accommodation is set over three floors and comprises six double bedrooms. The ground floor comprises grand entrance hall, impressive kitchen/dining room, living room, play room and family room. Stairs lead down to the lower ground floor which comprises an entertainment/cinema room, games room, guest bedroom suite. The first floor comprises five double bedrooms, three of which have ensuites and a separate family bathroom.

- Set on half an acre plot
- Impressive vaulted entrance hall
- Kitchen/dining room with quartz work tops and bi-folding doors
- Dual aspect family room with tri-folding doors onto the rear garden
- Spacious play room and separate games room.
- Latest technology used through-out the build

- Traditional construction set over three floors

Situation

Edneys Hill is situated about one mile south of the town and comprises an attractive mix of properties. There are attractive nearby walks around the Sandmartins golf course. As well as Wokingham train station there are good commuter links via the Nine Mile Ride and Bracknell to both the A329(M)/M4 and M3.

Outside

Outside the well-stocked rear garden measures 250' deep x 72' wide which is mainly laid to lawn and enclosed by wooden fencing with conifer hedging to the rear boundary. There are well stocked shrub borders with conifers and Silver Birch trees. The generous Indian sandstone patio is laid across the rear of the house. There is gated access either side of the house. At the front is a large shingle driveway providing parking for numerous vehicles. Detached double garage.



Energy Performance Rating

B

Council Tax Band

H

Local Authority

Wokingham Borough Council

Directions

Leave Wokingham on the Barkham Road, after approximately 1.5 miles take a left into Edneys Hill. Continue along this road where the property will be found on the left hand side.



Residential Sales and Lettings

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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. Registered Office. Cromar House, 9 Broad Street, Wokingham, Berkshire RG40 1AU Registered in England no: 1867303



