

WELLINGTONIA AVENUE, CROWTHORNE, BERKSHIRE.





The Property

This fine property is located in a sought after Berkshire location and stands in tree fringed grounds of around one acre.

This wonderful property is presented to an exceptional standard and provides around 4,000 sq. ft. of luxurious space, enclosed within distinctive architectural styling.

There is hundreds of acres of National Trust land on the doorstep of this property, providing access to wonderful woodland walks nearby, yet this location benefits from ease of access to London, Heathrow and the M3 / M4 motorways, and of course towns such as Wokingham, Reading, Bracknell and Basingstoke.

Ground Floor

The impressive reception hall sets the scene for exploring this luxury property, with high specification indicators such as the French polished internal oak doors, skirtings, architraves and a bespoke oak staircase, French polished with handmade architectural metal balustrade.

Additional ground floor accommodation includes a significant kitchen/family/dining room, a fine living room, a dining room, sitting/tv family room, study, a substantial gym room, cloakroom and a utility room.

The Optiplan kitchen is complemented by a granite work surface, natural stone flooring and under cupboard and plinth lighting. Features and appliances include three Villeroy and Boch white ceramic sinks, a Rangemaster Cooker with Extractor Hood, Samsung USA style Fridge/Freezer with ice and water, a Bosch fully integrated dishwasher and a Caple built in wine cooler. Best of all the stunning kitchen opens directly into a wonderful breakfast garden room with vaulted ceiling and the benefit of views over the grounds to the rear.

First Floor

On the first floor there is an impressive landing. There are five bedrooms, three with an en-suite.

The vast master bedroom suite benefits from a fine range of built in bedroom furniture with soft close doors with French polished wood finish.

The luxurious en-suite bathroom and shower room features a distinctive Edwardian style bath tub, a shower cubicle, a wc, bidet and pedestal wash basin.

The property benefits from heating by way of a gas fired condensing Worcester Bosch boiler, with radiators.

Grounds

To the front of the property there is a sweeping driveway with two electronic gated entry / exit stations. To the rear of the property there is a vast natural stone patio leading to tree fringed formal gardens.

Location

The property is located about 5 miles to the South West of the charming market town of Wokingham. There is excellent schooling in the area including [Holme Grange](#), [Luckley House](#), [Yateley Manor](#) [St Neots](#)., and [Wellington College](#) which is less than a mile away, Heathrow Airport is about 35 miles and Farnborough Airport is about 11 miles distant. Private aircraft facilities are also available at Blackbushe Airport (about 6 miles).

Telephone 01252 842100 for further details.

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The master bedroom suite benefits from a luxury en-suite bathroom, and a wonderful range of fitted bedroom furniture.















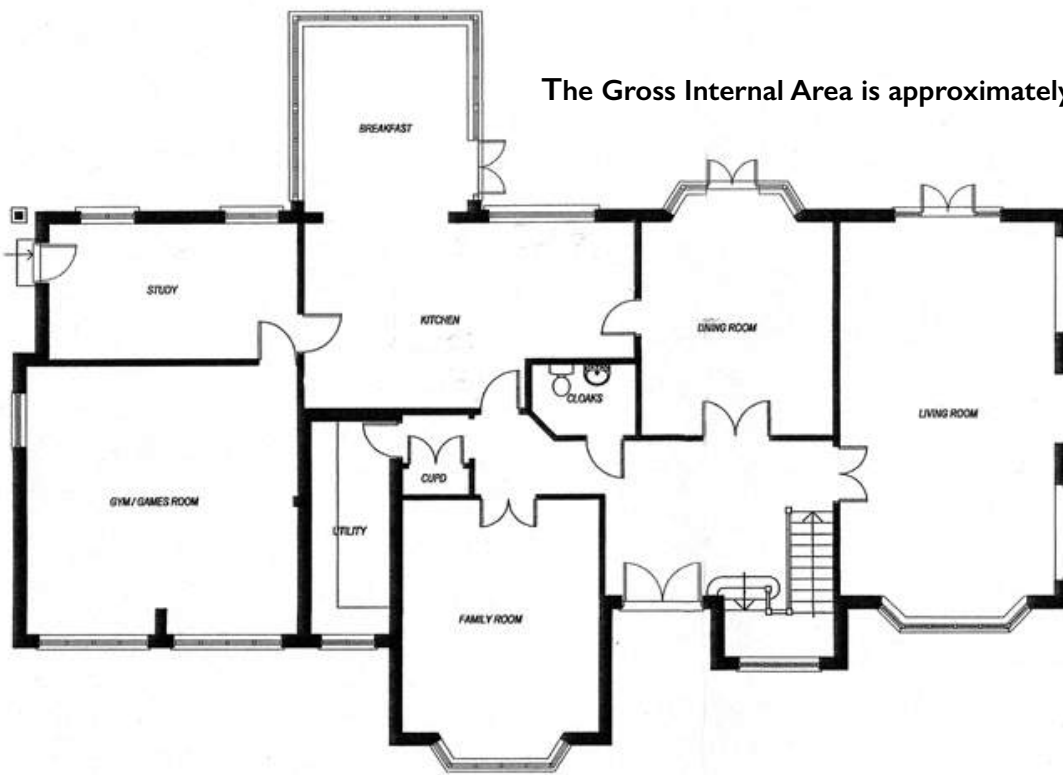
On the first floor there are five bedrooms, three with with an en-suite bathroom or shower room. In addition there is a fine family bathroom.







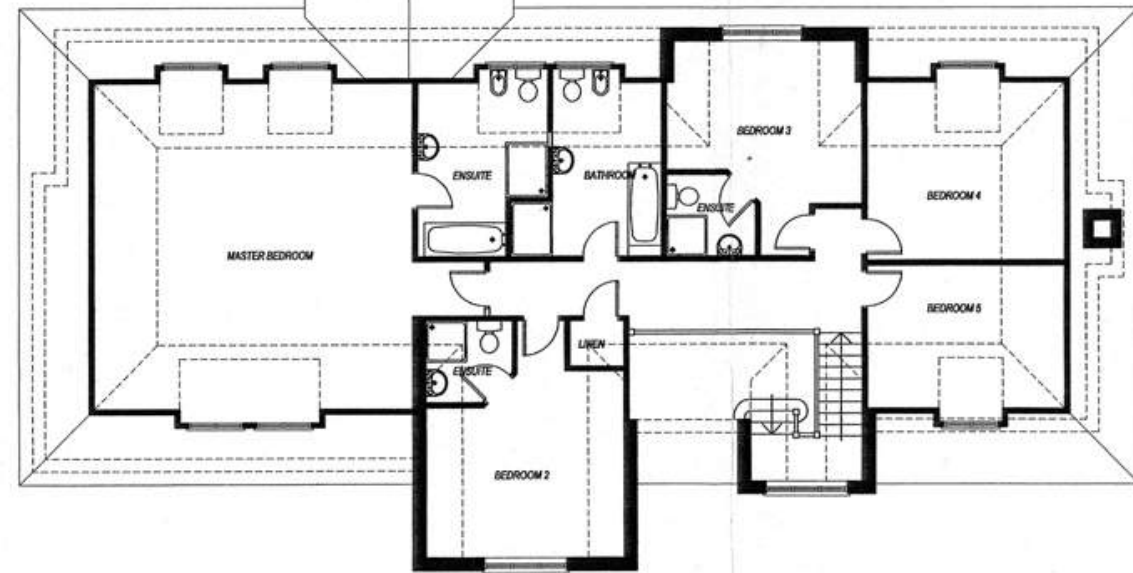
The Gross Internal Area is approximately 387.14m<sup>2</sup> / 4,167sqft



GROUND FLOOR PLAN

### Ground Floor

Gym/Games Room: 5.96 x 5.9m / 19'7" x 19'4"ft  
 Study: 5.5 x 3.0m / 18' x 9'10" ft  
 Kitchen/Garden Room: 8.51 x 7.43m / 27'11" x 24'5"ft  
 Utility: 4.85 x 1.86m / 15'11" x 6'1"ft  
 Family Room: 5.77 x 4.53m / 18'11" x 14'10"ft  
 Hallway: 9.75 x 3.45m / 32'0" x 11'4"ft  
 Cloakroom: 2.36 x 1.57m / 7'4" x 5'2"ft  
 Dining Room: 5.35 x 4.36m / 17'7" x 14'4"ft  
 Living Room: 8.79 x 4.8m / 28'10" x 15'9"ft



FIRST FLOOR PLAN

### First Floor

Master Bedroom: 8.52 x 7.99m / 27'11" x 26'3"ft max. into door recess  
 Master En-suite: 4.24 x 2.96m / 13'11" x 9'9"ft  
 Bedroom 2: 5.2 x 4.56m / 17'1" x 15'0"ft  
 Bedroom 2 En-suite: 1.86 x 1.76m / 6'1" x 5'9"ft  
 Family Bathroom: 4.24 x 2.41m / 13'11" x 7'11"ft  
 Bedroom 3: 4.75 x 4.01m / 15'7" x 13'2"ft  
 Bedroom 3 En-suite: 1.93 x 1.76m / 6'4" x 5'9"ft  
 Bedroom 4: 4.35 x 4.27m / 14'3" x 14'0"ft  
 Bedroom 5: 4.27 x 3.57m / 14'0" x 11'9"ft

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.



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If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

Directions - Postcode RG45 6AF. Please contact McCarthy Holden for detailed directions

Fixtures and fittings: All items of fixtures and fittings, including but not exclusively carpets, curtains/blinds, light fittings, kitchen equipment generally and garden ornaments etc. are specifically excluded unless mentioned.

### Viewing

Telephone sole agents  
McCarthy Holden: 01252 842100

### Services

Mains, electric, water. Private drainage  
Gas fired central heating  
EPC: Ordered - awaiting details

### Local Authority

Wokingham Borough Council  
Tel: 0118 974 6000



[www.mccarthyholden.co.uk](http://www.mccarthyholden.co.uk)