

WOKINGHAM / BRACKNELL BORDERS, BERKSHIRE.
• in grounds of around 1.3 acres •



The Property

An individual 1996 built house of pleasing character, set in grounds of around 1.3 acres and situated in a Berkshire location on the Wokingham / Bracknell borders.

The long driveway approach sets this property apart, starting with a grand entrance, in the grounds of Easthampstead Park, a Victorian mansion whose future is likely to be a luxury hotel (negotiations current). After passing this wonderful building, a meandering lane leads to the entrance gates of two exclusive properties, one of which is this property.

It is thought Queen Ann hunted in the woods around the land on which this property stands, considered to have been called Queens Wood, hence the name of this house. The wonderful oak trees at this property are between 150 and 250 years old.

There are many acres of 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

There is a fine reception hall leading to all the principle ground floor accommodation, which includes a vast kitchen / dining / family room, a living room, a dining room or study, a cloakroom, a utility room and a shower room. There is also a separate entrance and hall with stairs to a first floor bedroom five / guest suite above the double garage.

First Floor

On the first floor there is an impressive landing.

There are four principle bedrooms, three of which benefit from en-suite bathroom / shower room. The master bedroom is significant in scale and features an en-suite bathroom as well as two walk in dressing rooms. There is a family bathroom also.

Grounds

At the entrance to the property there is an electronic gated entry. There is a sweeping driveway to the front with a double integral garage, and the drive continues to the side of the house leading to a yard area with a timber cart style open bay garage. The grounds extend to about 1.3 acres, with a south facing terraced garden at the rear of the property. Extensive garden / woodland, and also wild bluebell wooded area.

There is a detached timber building housing a Catalina dual temp swimspa, which is included in the asking price.

Location

The property is located about 3 miles to the South East 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](#).

The property is also well placed for the commuter with Bracknell, Wokingham or Crowthorne rails stations within easy reach. Central London is about 39 miles, the M4 is about 6 miles, M3 similar and Heathrow Airport about 27 miles away.

Renowned Ascot race course is about 8 miles and Royal Windsor about 15 miles.

Telephone 01252 842100 for further details.



















The master bedroom suite benefits from an en-suite bathroom, and two walk in dressing rooms.





Bedroom two benefits from an en-suite bathroom



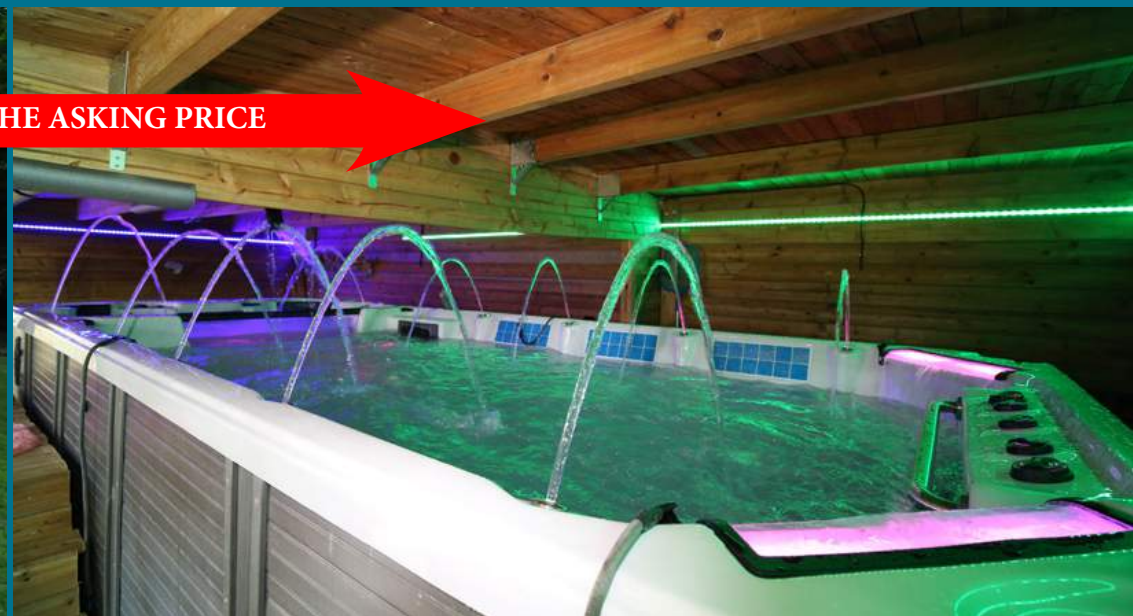
Bedroom three benefits from an en-suite bathroom





The guest bedroom five is positioned above the double garage and benefits from an en-suite as well as it's own staircase and door to outside. Perhaps an ideal teenage retreat.



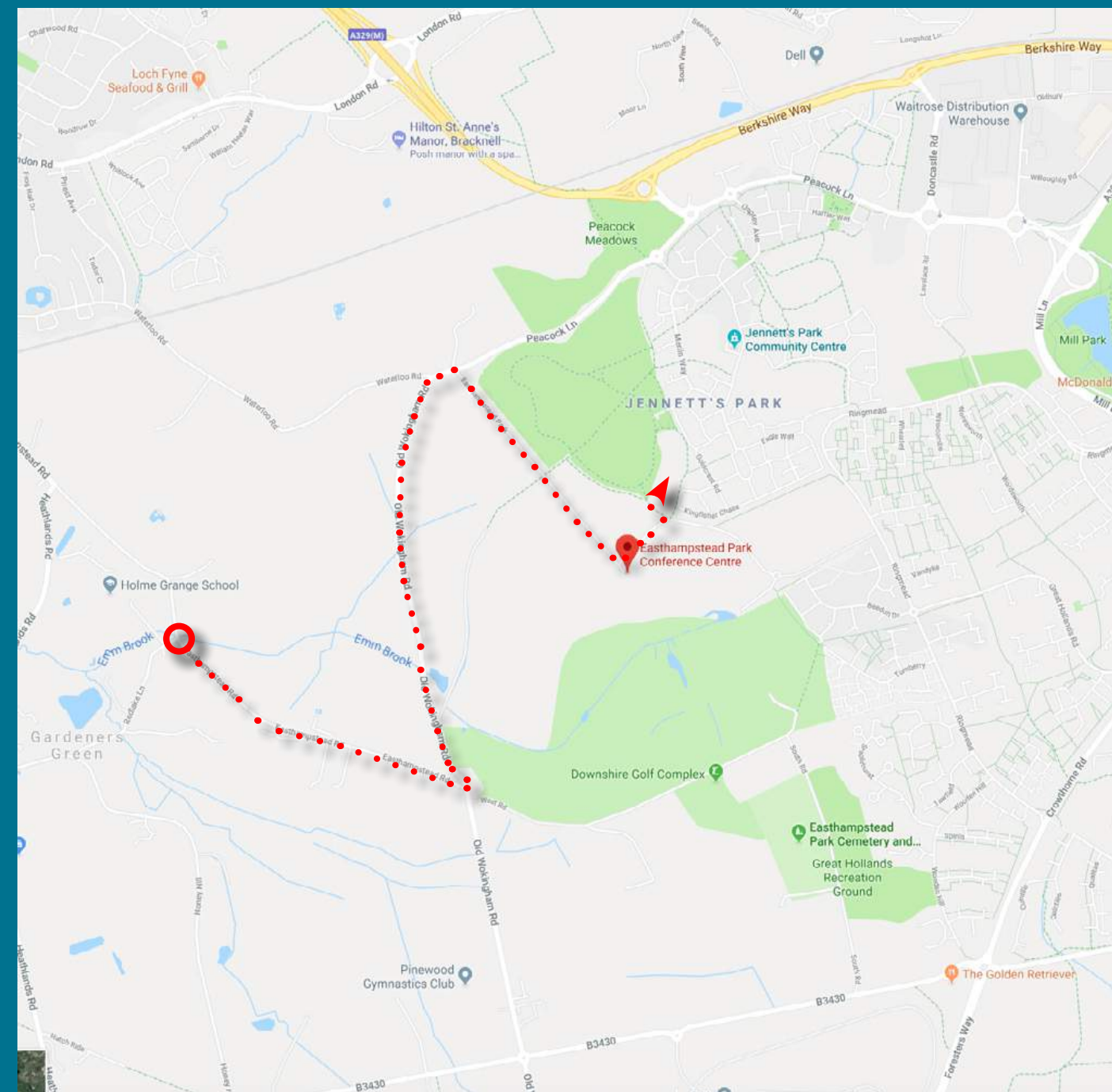


INCLUDED AT THE ASKING PRICE

The grounds extend to about 1.3 acres, with a South facing terraced garden at the rear of the property. Extensive garden / woodland, and also wild bluebell wooded area. There is an integral double garage and a timber cart shed style double garage.

VIDEO TOUR



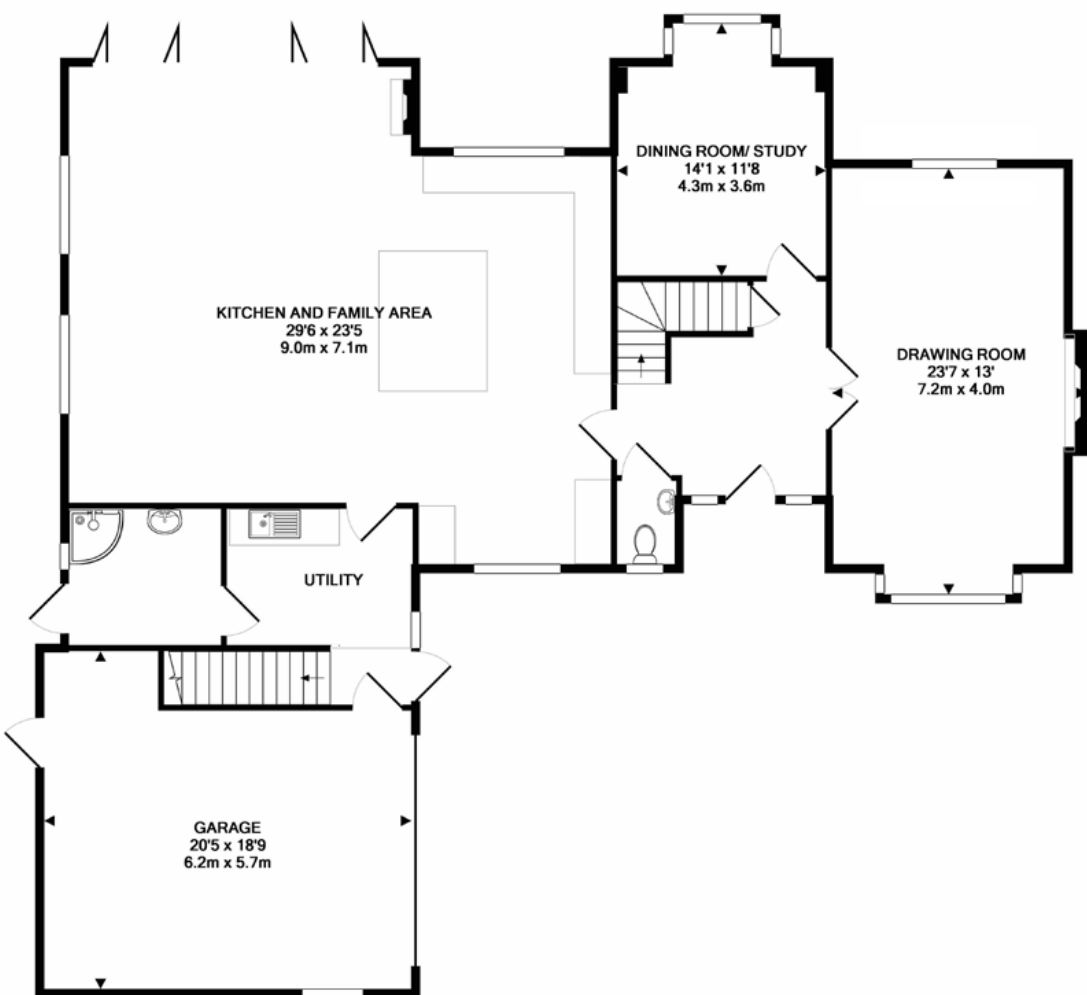


Directions

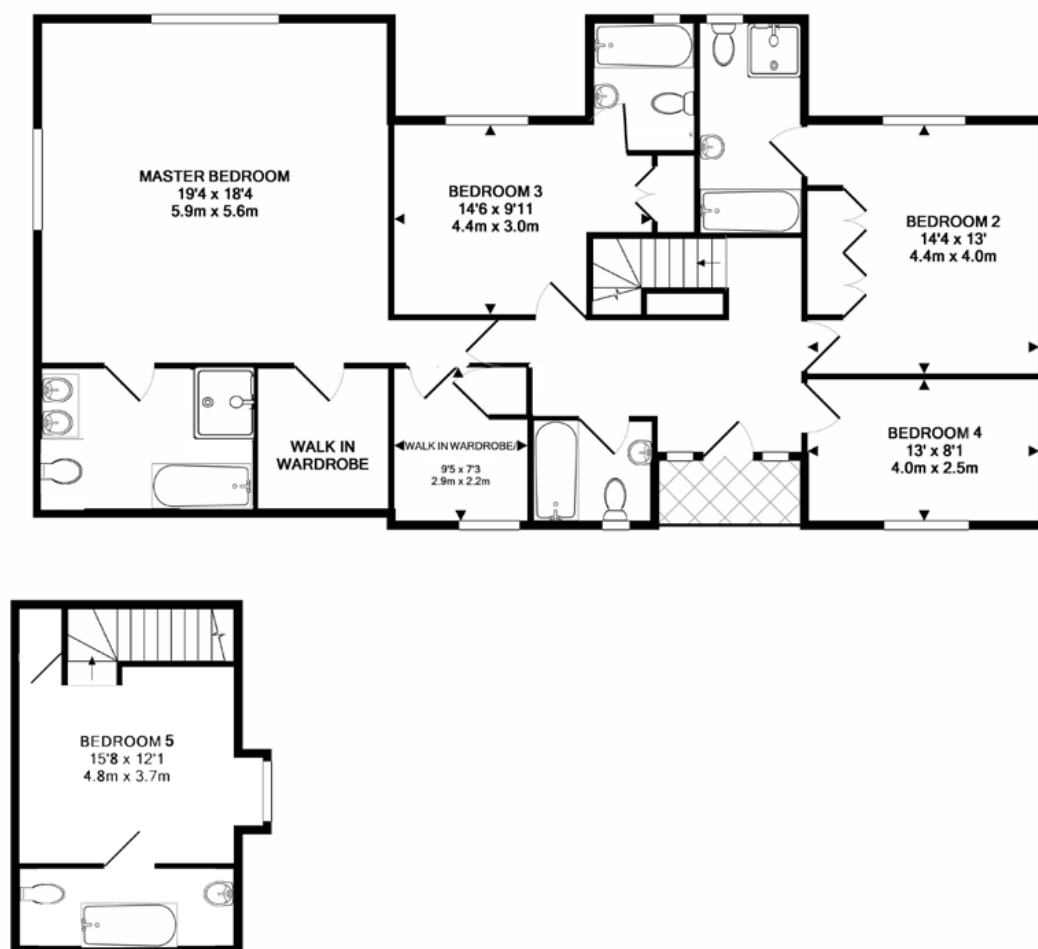
If you use the postcode for Sat. Nav. it may take you in a wrong direction apparently, so this is an additional guide.

If you are travelling from Wokingham on the Easthampstead Road for example, get to the junction at the Old Wokingham Road and turn left then follow the direction indicated in the map left.

Continue on the Old Wokingham Road where it will lead onto Peacock Lane. Once on Peacock Lane take the first right turn onto Easthampstead Park. Follow the road and continue past the security gates towards Easthampstead Park Conference Centre. Upon reaching the Conference Centre take a left turning and follow the road past the building. Continue on this road and near the end of this track bear left and after a short distance you will reach the private entrance gates on your right.



GROUND FLOOR
APPROX. FLOOR
AREA 1842 SQ.FT.
(171.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1557 SQ.FT.
(144.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 3399 SQ.FT. (315.8 SQ.M.)

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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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 RG40 3DG. 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: D64

Local Authority
[Bracknell Forest Council](#)

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