



Old Oak Farm, West Road
Wokingham
Berkshire, RG40 3DL

Guide Price £1,100,000 Freehold



Situation in an idyllic courtyard setting abutting the Downshire Golf Club, a rarely available and imposing grade II listed residence offering a wealth of character and charm. This delightful home offer over 2,800 sq. Ft. of living accommodation and enjoys delightful views. The accommodation comprises a triple aspect living room with double doors to the garden and dining room ideal for entertaining. To the ground floor you will also find a boot room, utility, cloakroom and a country kitchen with AGA, electric oven and a stable door to the garden. Solid wood steps lead to the first floor where you will find an impressive master suite, fitted wardrobes and a stunning ensuite and a guest bedroom with its own ensuite. Stairs lead to the top floor which comprises two double bedrooms with the shared use of a shower room.

As you turn into West Road which is a single track road you pass through the Downshire Golf Course with delightful views either side. You are then met with the imposing courtyard where Old Oak Farm will be found almost directly in front of you. There is ample driveway parking and a single garage. The sizeable rear garden that offers a high degree of seclusion and privacy. A patio area leads to the remainder of the garden with a delightful fishpond, mature flower and shrub borders.

You could be forgiven for thinking that Old Oak Farm is located in a rural village miles away from amenities, however this is not the case as the neighbouring village of Crowthorne, market town of Wokingham and the bustling town of Bracknell with its regenerated Lexicon shopping centre are all within easy reach. With the A329(M), M3 and M4 all easily accessible, as is Bracknell and Crowthorne train stations. The area provides several state and private schools, but easy access to local woodland including Swinley Forest which provides over 2,600 acres of forestry which is ideal for for walkers and cyclist alike.

- Delightful courtyard setting
- Wealth of character
- Close to local amenities
- Grade II listed property
- Delightful views to the front and rear
- Abutting Downshire Way Golf Club





MATERIAL INFORMATION

Part A

Council Tax Band: F

Local Authority: Bracknell Forest Council

Energy Performance Rating: E

Part B

Property construction – Built c.1860 Unlikely to have standard foundations

Services:

Gas - Mains

Water – Mains

Drainage – Cesspit. The owners have advised the annual charge is c.360.00

Electricity - Mains

Heating - Gas Central Heating

Broadband Connection available (information obtained from Ofcom):

Standard - ADSL/copper wire - Highest available download speed: 2 Mbps – Highest available upload speed: 0.3 Mbps

Superfast - (FTTC) - Highest available download speed: 54 Mbps - Highest available upload speed 10 Mbps

Mobile Phone Coverage - For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site <https://checker.ofcom.org.uk>

Parking - There is driveway available at the property and a single garage

Part C

Whilst the owner has indicated that they are unaware of the presence of asbestos in the fabric of their property, asbestos was a building material used in the construction industry until 1999 therefore its absence cannot be guaranteed.

The property is in a conservation area where some extra planning controls and considerations may apply.

Listed Property: Grade II listed. Restrictions: Yes, planning and alterations are more complex with a listed home

Any flooding in last 5 years: No - We understand the flood risk summary for the area around the property is considered medium risk for surface water flooding and very low risk from rivers and seas, for further information please check the gov.uk website: <https://check-long-term-flood-risk.service.gov.uk/postcode>

Planning - The following approvals show on the Bracknell Forest planning website
Ref. No: 19736 Application for conversion of existing integral garage to dining room. Extension to existing single storey building to form garage (A1) unit.
Ref. No: 12810 Application for conversion of former ballroom and bedroom over to form separate unit B.
Ref. No: 616855 The Plant Store Old Oak Farm Easthampstead Park Bracknell
Erection of replacement water tank after demolition of existing tank.
<https://planapp.bracknell-forest.gov.uk/online-applications/>



West Road, Wokingham

Approximate Area = 2455 sq ft / 228 sq m (excludes detached garage)

Limited Use Area(s) = 383 sq ft / 35.5 sq m

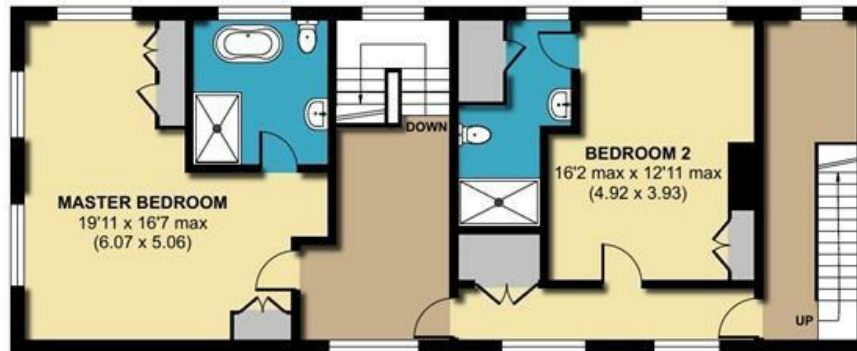
Total = 2838 sq ft / 263.5 sq m

For identification only - Not to scale

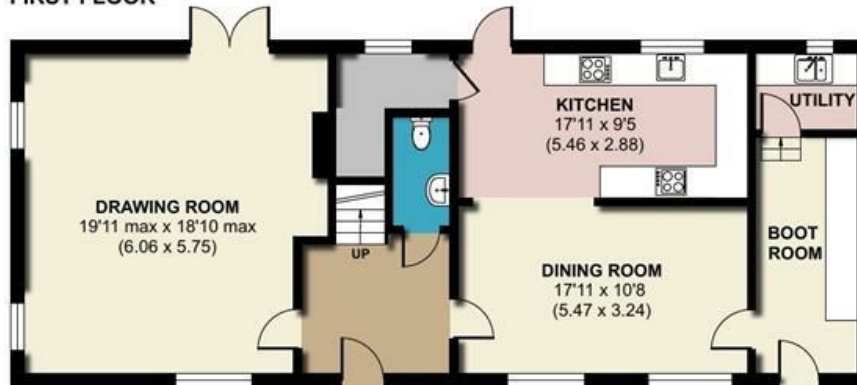


SECOND FLOOR

Denotes restricted head height



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Michael Hardy. REF: 1166255

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These particulars have been prepared in good faith to give a fair overall view of the property; they do not constitute an offer and will not form part of any contract. We make no representation about the conditions of the property nor that any services or appliances are in good working order; this should be checked by your surveyor. Furthermore, you should not assume that any items or features referred to in these particulars or shown in the photographs are included in the sale price. Your solicitor should check this as part of the normal conveyancing process.

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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