



FADE TO GREY
— *Wokingham, Berkshire* —

SE STOWHILL
ESTATES
BERKSHIRE

SELLING UNIQUE AND BEAUTIFUL HOMES

PARADISE FOUND: STEP INTO LUXURY LIVING

If you are looking for a custom-built contemporary haven, nestled amidst idyllic grounds, within easy access of surrounding countryside or towns, look no further. This immaculate, beautifully designed property was constructed just six years ago and it embodies the very essence of sophisticated modern living. Step into a world where every detail exudes refined taste, cutting-edge technology seamlessly blends with comfort and the outdoors becomes a true extension of your living space – that's the magic of Fade To Grey.



A GRAND ENTRANCE

The first time you arrive at the main gates, it's hard to imagine what awaits you, discretely hidden behind. As they start to swing purposefully open and you're offered your first glimpses, you realise immediately that this is no ordinary proposition.

The long, winding driveway stretches out in front of you, meandering through the 1.9-acre plot and stunningly landscaped gardens with increased intrigue and interest greeting you at every turn. From the summerhouse to the stepping stones to the rose-lined garden path with its multiple arched arbours, there's an awful lot to take in. In fact, you could almost be forgiven for being initially distracted from the house itself. But make no mistake, it's very much there; tastefully imposing itself on the horizon with commanding contemporary symmetry.

The gabled roof line, mirrored on either side, is made even more dramatic by the materials carefully chosen for the construction of Fade To Grey - black bricks, a grey slate roof and a light grey render all off-set even further by the white window frames, barge boards and patio tiles.

As you draw ever-nearer, you notice the immaculate patio area, ornamental pond and charming breeze hut; all of which sit to the rear of the house as the drive leads you round past the second set of entrance gates, the triple garage and the detached annexe, before arriving at the parking area (complete with roundabout) outside what is in fact, the front elevation of the house.

There aren't many properties where you (or your guests) arrive in as much style as this – it makes quite the first impression!



A WARM WELCOME

As you step inside the entrance hall you get an immediate feel for the interconnected flow of the 4,371 square feet of space in the main house. The sleek wooden staircase is in front of you and four sets of double doors peel off to various rooms left and right, allowing you to have them open wide for a large, flowing space, or closed for increased privacy and separation. You can kick off your shoes and feel the benefit of the underfloor heating that extends throughout the entire house, hang your jacket in the coat room and pop into the WC to wash the away the daily grind from your hands before using the integrated air-blade hand dryer.

To the left of the entrance hall is the relaxing drawing room, complete with its plush carpet and log burner for cosy winter evenings. This is a large, light room thanks to the double-aspect windows, one of which is a lovely bay window to the front of the property; the perfect calming space to curl up with a good book or chat with friends over a cup of tea.

On the opposite of the entrance hall, you'll find the study. Another large, bright, carpeted room with a bay window and plenty of space for desks, chair and all-important office storage.



THE HEART OF THE HOME

Turning right out of the study leads you into the kitchen. Whether you love to cook or prefer to do the eating, this is a fantastic space. Featuring top-of-the-line appliances, sleek cabinetry, beautiful marble worksurfaces and a large kitchen island and breakfast bar, everyone is “catered” for (pun intended). There’s a four oven Aga with a convenient induction hob as well as the standard hot plates, a separate multi-function oven, oodles of storage and of course, besides the underfloor heating, you also have air conditioning (so you don’t have to get out of the kitchen when you can’t stand the heat!). The dishwasher and full height integrated fridge are discretely cloaked by the cupboards while the freezer lives in the spacious utility room. A room finished to the same exacting specifications and also containing an ice machine along with other expected appliances such as washing machine, tumble drier and of course, an additional sink.



Just off the kitchen by the main doors is the large pantry with even more shelving, worktop and cupboard space for your cooking staples or appliances, as well as a full-height multi-zone wine fridge for your favourite tipples.



There is little doubt that this house is centred around the stunning views over the manicured gardens, and that's precisely what the kitchen leverages to make it a truly special place to cook, eat or entertain. The kitchen flows effortlessly into the dining room area which extends itself out toward those gardens; its lantern skylight and bifold doors allowing light to flood in and provide you with a perfectly framed view as you stand (or sit) at the kitchen island.

Opening as they do onto the patio, the bifold doors blur the lines between indoor and outdoor living, creating a seamless flow for summer barbecues and al fresco dining.

To the far end of the kitchen is the family room. Practical, cosy and light with its own French doors to the patio, log burner and open plan feel. It's also from here that you can access the utility room and side door to the property – handy for popping out to the log store, garage or lower gates for deliveries and the like.





SPACE TO RELAX AND ENJOY

At the opposite end of the kitchen / dining / family room area, a separate set of glazed internal double doors take you into the lounge. Again, featuring its own French door out to the patio at the rear, this is a practical yet stylish area which offers a more relaxed space for family movie nights or casual gatherings.

As with all the downstairs rooms, ceiling speakers keep you connected to your entertainment so you can extend the party or the podcast to anywhere you choose. In one corner, another set of double doors lead you back into the entrance hall and completing the circular flow of this wonderful house.



A MASTER SUITE YOU MAY NEVER WANT TO LEAVE

Upstairs, the palatial master suite awaits. A true sanctuary, the Juliet balcony overlooks the picturesque gardens and, again, maximises the view and the setting. The ceiling speakers and air conditioning have also followed us up the stairs keeping you connected and cool at all times and the lush carpet creates a real luxury feel.

Speaking of which, the grand en suite bathroom is an oasis of indulgence, featuring a four-person sauna – perfect for post-work (or post-workout) relaxation – and a spacious walk-in shower that guarantees a refreshing start to your day. Or of course, if you prefer you can take some time out to relax in the freestanding bath. The dressing room has fully fitted wardrobes on both sides with a variety of hanging and shelving and lots of natural light for you dressing table area thanks to the window at one end. Just in case you wanted more storage however, there is a further set of wardrobes just outside the dressing room in the main bedroom area.



EXTENDED SLEEPING ARRANGEMENTS

Next door to the master suite is bedroom 3. A lovely, large room in its own right, with front-facing windows, air conditioning, built-in wardrobes and a beautifully presented en suite shower room.

As you walk across the wide, open landing to the other end of the house, you pass a large linen cupboard, a server room and the opportunity for a delightful reading nook by the landing window.

At the back of the house sits bedroom 2; an even larger room, only bested by the master suite. The Juliet balcony makes the most of the view over the gardens, the dressing room neatly provides plenty of wardrobe and dressing space while the air conditioning keeps things nice and cool. The en suite is another four-piece bathroom with a large walk-in shower, freestanding bath and space for a dressing table as well.

Bedroom 4 is nigh-on a mirror image of bedroom 3 with its front facing window, air conditioning and built in wardrobe space. Another tastefully fitted en suite shower room awaits, with a slightly different theme / feel to bedroom 3's but still just as large and aesthetically pleasing.



DETACHED ANNEXE - A HAVEN FOR HEALTH AND WELLNESS

In the interests of health and well-being, Fade To Grey's 614 square foot one-bedroom detached annexe is set out as a gym on the ground floor. The bifold doors open fully across the front to welcome in fresh air and turn your indoor workout virtually into an outdoor one. Upstairs there is a small landing for storage, a large double bedroom and a well-appointed en suite shower room. Coupled with the sauna in the master en suite, there's plenty at this property to keep you healthy and mindful, whether it's by working out or chilling out!



MORE THAN A GARDEN

Speaking of relaxing, as you head from the annexe around the side of the house to the south-facing rear garden, one of the first things you see is the very pretty breeze hut. It feels a little like you're stepping into the Maldives thanks to the open-sided circular timber structure and cedar shingle roof. Two seating areas can be found inside the 237 square foot building, one slightly higher and arranged around a table for outdoor-indoor dining and the other a little more sunken and informal for chatting and relaxing. There are detachable side panels for when the weather isn't quite so kind, two ceiling-mounted heaters for the two seating areas, lighting & power and crucially, the ability to connect your speakers and TV to the home entertainment system for total control inside and out. A truly usable space in all weathers and at all times of day – the perfect place to relax and unwind.

The sprawling, white patio area and landscaped borders that lead up to the breeze hut are both pretty as well as particular, and there's an outdoor cooking / BBQ space outside the family room ready to go whenever you are. Elsewhere, there are plenty of different areas on the patio for garden furniture, sun loungers or bistro tables. The only other path extending directly off the patio invites you towards the pond and lawns, but the wraparound nature of the patio and plot means you can always head in either direction to get to your desired destination.

The 506 square foot triple garage you pass as you walk from the annexe to the breeze hut is tastefully built and spacious inside with open eaves that can be further utilised to maximise the storage space.

Next to the garage is the second of your entrance gates. Identical in look to the main gates and accessed via a separate private road, these enter the property directly into the parking area so are very helpful for deliveries, gardeners, cleaners etc.

On the opposite side of the house are the raised sleeper beds for cultivating cut flowers (or vegetables) and a handy greenhouse so you can always have access to home-grown produce. Several paths wind (and step) their way through the various garden areas, inviting and enticing you to explore everything this wonderful landscape has to offer.

There is exterior lighting throughout the garden, parking and the driveway and an irrigation system making sure the beautiful planting can be kept looking immaculate at all times.

All in all, the outside space here is just as breath-takingly first-class as the inside spaces and we guarantee you'll be searching for any excuse to get outside and make the most of it – it's truly extended living of the highest order.



MORE THAN A HOME



In case it isn't already obvious, at Fade To Grey comfort and convenience is paramount. Imagine stepping onto those toasty floors in the winter, courtesy of the underfloor heating system. And when summer arrives, firing up the air conditioning to ensure year-round climatic bliss, even at bedtime. But the luxury and practicality doesn't stop there (and we're not talking about the air-blade hand dryer in the downstairs bathroom!)

A full home automation system puts you in complete control, managing everything from the main gates and front door access, to security cameras/alarm systems and home entertainment, to heating and irrigation from anywhere in the world.

Fade To Grey isn't just a house, it's a lifestyle. It's an invitation to indulge in sophisticated living, to embrace a connection with nature, and to create a lifetime of cherished memories surrounded by comfort.



It truly offers the best of both worlds: the luxurious comfort of a contemporary home seamlessly integrated into a serene countryside setting. A secluded enclave providing a perfect escape from the hustle and bustle of daily life, offering a sanctuary of peace, privacy and tranquillity to all who enter.

ROUND AND ABOUT



Fade To Grey, on the outskirts of Wokingham, is surrounded by picturesque countryside and offers a terrifically balanced lifestyle location for those seeking both tranquillity and accessibility.

For nature enthusiasts, there are several walking routes nearby, perfect for gentle or invigorating walks, passing several country pubs if you desire. A hop across the nearby ford will bring you to the history Crooked Billet, serving an extensive menu and a great range of ales. Or right next door, you have Holme Grange Fishery with its picturesque lake.

The property is virtually equidistant from Wokingham and Crowthorne, both just a few minute's drive, making it easy to venture into more urban surroundings in just a matter of minutes, both provide great shopping, gyms and evening entertainment, including inviting coffee shops and excellent restaurants catering to various culinary and gastronomic requirements.

There's also a fantastic craft village, Holme Grange, a short walk from the property, which is a hidden gem of independent and artisan craft shops in a collection of converted barns.







For the daily commute, you're well placed to be on the M4 in around 5 minutes, or the Wokingham trainline gives you direct access to Waterloo. Alternatively, Twyford is just 15 minutes away and provides a very well-connected train station taking you to London Paddington

in less than 25 minutes and also providing access to the Elizabeth Line.

Fade To Grey is within walking distance of the Pinewood Centre (the perfect place to pick up some new hobbies and interests), which boasts a whole range of community clubs and societies, such as Pinewood Football Club, Pinewood Shooting Association, Pinewood Judo Club, Pinewood Gymnastics Club and the Boxing Club. There's also a model railway that snakes around the woodland for over half a mile, slot car racing and a large-scale Scalextric! For the more conventional sporting interests, you're surrounded by towns and villages that provide all the facilities required for football, cricket, tennis and rugby, and you're surrounded by excellent golf clubs with Sand Martins, The Downshire and East Berkshire Golf Club all within 3 miles, plus a fantastic family crazy golf course just up the road.

When it comes to schooling, you're ideally placed as Wokingham and Crowthorne are both excellent locations for families. Holme Grange School is an 8-minute walk from home, and in just a matter of minute's drive you can be at Wellington College, Luckley House, Eagle House or St Crispin's.

WHERE TO GO WHEN YOU NEED...

-  **Milk:** The closest shop is a 10-minute walk away at Holme Grange Craft Village, with a selection of shops and an excellent café.
-  **Sport/Fitness:** The Pinewood Centre is within walking distance providing you with many clubs and associations for anything from boxing to gymnastics. Nearby, the town of Wokingham has gyms, yoga studios and several tennis, cricket, football and rugby clubs.
-  **Golf:** The property is a short 'drive' from The Downshire, or a little further (but still extremely close by) is Sand Martins or East Berkshire Golf Club. You're also only a matter of minutes from Ascot and all of its exquisite 5-star golf clubs.
-  **Weekly Shop:** There a large Waitrose less than 10 minutes away in Wokingham, as well as a Tesco and M&S.
-  **Dinner/Drinks:** The Crooked Billet is just a couple of minutes walk from the house and is an historic landmark of the area, with an excellent menu and a wide range of real ales and wines. Wokingham has over 20 pubs, bars and restaurants from which to choose, and you're surrounded by many tucked-away independent culinary establishments to suit every taste.
-  **Schools:** The house is within walking distance of Holme Grange School and a short drive to Wellington College, Luckley House (1.98km), Eagle House and St Crispin's (1.88km).



THE FINER DETAILS

House Sq Footage: Ground Floor 226 sq.m / 2433 sq.ft
 First Floor 161 sq.m / 1733 sq.ft
 Restricted Height 19 sq.m / 205 sq.ft
 Total House 406 sq.m / 4371 sq.ft

Annexe Sq Footage: Ground Floor 36 sq.m / 388 sq.ft
 First Floor 21 sq.m / 226 sq.ft
 Total Annexe 57 sq.m / 614 sq.ft

Outbuildings Sq Footage: Breeze Hut 22 sq.m / 237 sq.ft
 Garage 47 sq.m / 506 sq.ft
 Total Annexe 69 sq.m / 743 sq.ft

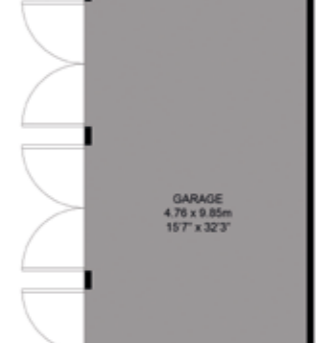
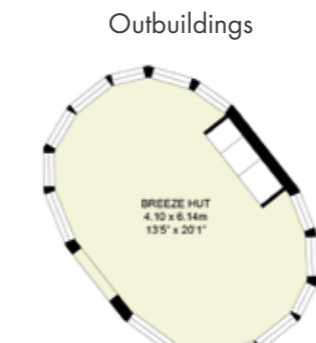
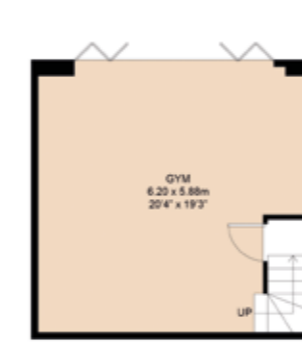
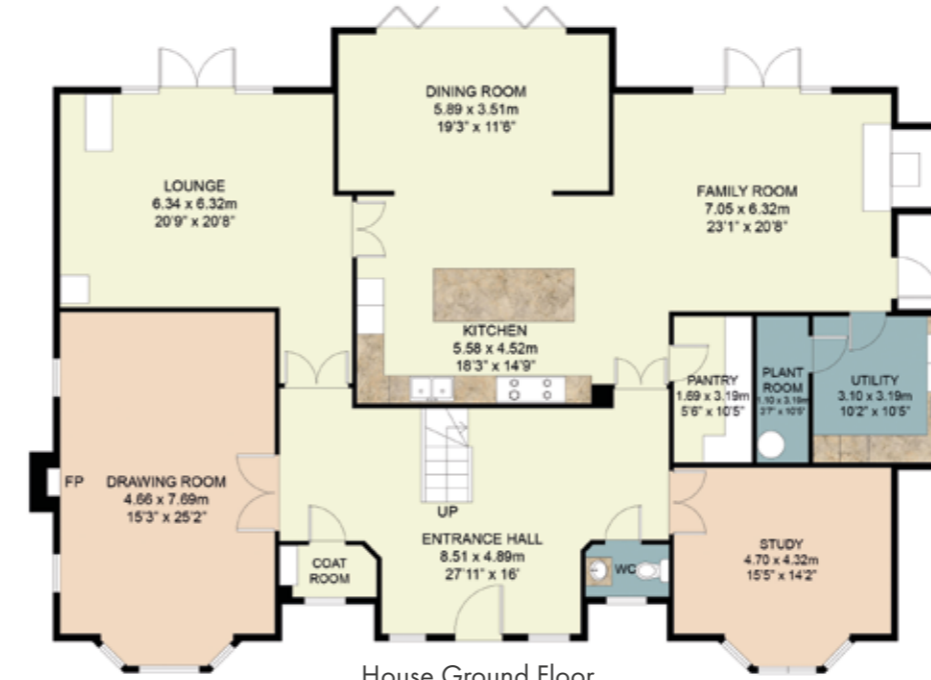
EPC: C

Council Tax Band: H

Heating: LPG

Distances: 5.5 miles to M4 J10
 2.2 miles to Wokingham Train Station
 7.2 miles to Twyford Train Station
 23 miles to Heathrow Airport

Local Authority: Wokingham Borough Council



NOT SHOWN ON ACTUAL LOCATION

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Important notice: Stowhill Estates Berkshire, their clients and any joint agents give notice that:

- 1) They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

It should not be assumed that the property has all necessary planning, building regulation or other consents and Stowhill Estates Berkshire have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Photos and Brochure prepared June 2024.

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Boxbrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.



Scan me
to book a viewing



Scan me
to view the video



STOWHILL ESTATES
BERKSHIRE
SELLING UNIQUE AND BEAUTIFUL HOMES

0118 207 30 30 | berkshire@stowhillestates.com