



## A STUNNING RENOVATION

Elegant, stylish, chic, contemporary - 30 Ellis Road is all of these and more besides. Beautifully renovated and extended, this is 2009 sq ft of truly turn-key, designer space. Externally, the same level of meticulous attention to detail has been applied to the extensively landscaped generous rear garden meaning that come rain or shine, the 'wow factor' is in no short supply.

Located in the heart of Crowthorne on the ever-desirable Ellis road, the front of the property is clean and sleek but almost subtle and unassuming. The driveway parking, the crisp white render - the front façade is attractive, modern, clean and tidy. But it's as you step inside that you start to fully appreciate just how special this house is.

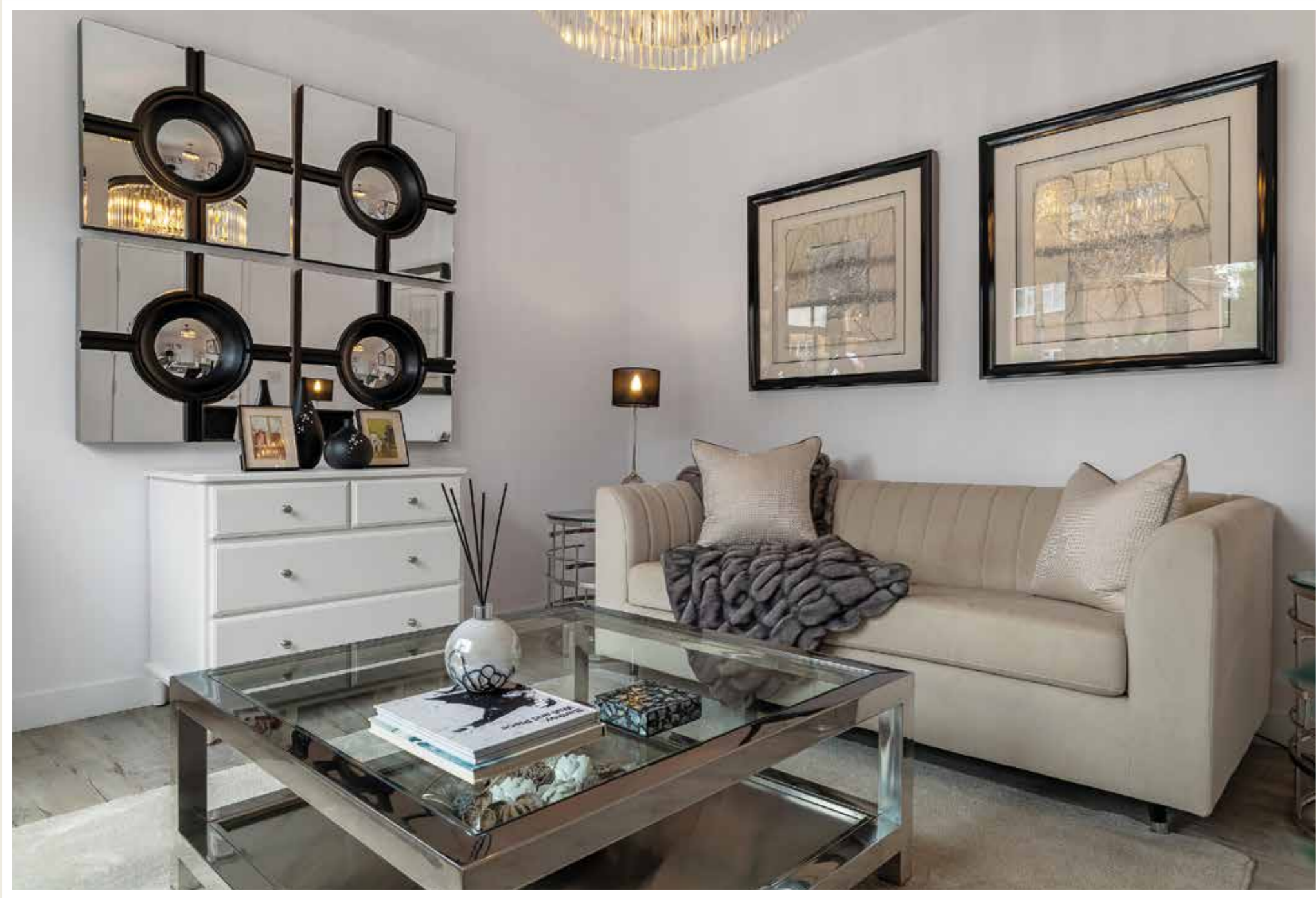


## SPACE TO WORK AND PLAY

As you enter, the generously wide hallway stretches out in front of you with views all the way to the back of the house and the garden beyond. To your right is a bright and generous study, tastefully decorated and peacefully secluded. On the left is the snug which also operates as a fourth double bedroom if desired. This is made even more viable by the adjacent downstairs bathroom which features a large walk-in shower.

As you move further into the ground floor, you pass the U-shaped staircase on the right, with its under-stairs storage next to the cleverly implemented full-width wall of cupboards.





## THE HEART OF THE HOME

Heading into the open-plan Kitchen / Living / Dining Room, there are several eye-catching features in each 'zone' that immediately grab your attention. However, arguably the most impressive is the view. The full width sliding doors out to the decking and the extensive garden beyond, draw in swathes of natural light and extend the internal space even beyond its incredibly generous proportions.

The first zone you come to from the hall is the Dining area. Fully capable of accommodating a large dining table as well as additional furniture, this area subtly creates a more intimate ambience thanks to its stylish ceiling-mounted designer light fittings - a theme that continues throughout the rest of the space and helps connect the various areas together.







It's understandable that while sitting at the dining table, you might find yourself longingly gazing at the beautiful fireplace and its statement Venetian plaster media wall, creating a real design statement in its own right thanks to its beautiful craftsmanship. It's as visually stunning as it is practical and even though this entire space benefits from underfloor heating, the fire itself is more than capable of warming up the entire house if desired.

Providing a focal point for cosy evenings or movie nights on the sofa, the Living area centres around the fireplace and media wall. The ability to slide open the enormous glazed doors to connect with the decking area for BBQs or inside-outside living, means that this is a relaxed, sociable space perfect for quiet nights in or entertaining guests.





Which leads us to the Kitchen itself. Renovated inside the last 5 years, extremely well equipped and loaded with storage, this is a Kitchen that will make even the most ardent of takeaway fans feel like cooking! Even if only to enjoy the eating part with friends or family afterwards. There are two Neff multifunction ovens with slide-and-hide doors, a built in Neff microwave, a Neff induction hob with sleek built-in extraction and a Neff hot plate.

There is also a full height built-in fridge and an equivalent freezer.

There is a generous amount of worktop space here too, but the central island is perhaps the main event in that respect. Multi-level and with the induction hob built in, there's plenty of space to cook whilst crucially still being part of the conversation and facing the right direction. Alternatively, pull up a stool and grab something to eat or a coffee at the breakfast bar ... or maybe even a pre-dinner drink. And again, all while looking out of those enormous windows to the perfectly landscaped garden beyond.



At the opposite end of the Kitchen is a door that leads to a spacious and equally well-finished Utility Room which houses the nosier appliances best tucked away like the dishwasher and washing machine.

There's also a handy secondary sink with a rinsing tap. From here, another door provides access to the second part of the utility area which is ideal for extended storage. It's also a perfect boot room for anyone heading back from a walk in nearby Bucklers Forest, especially if you have a four-legged friend in tow, as it has its own front and rear exterior doors meaning you can all get cleaned up before re-entering the house!





## A BEDTIME STORY

At the top of the stairs is a light and large landing area with overhead Velux window.  
The ceiling here is vaulted, giving a real sense of openness and space.



This is a theme that continues into the Principal Suite; a beautiful bedroom with Juliet balcony doors overlooking that stunning back garden, a bespoke dressing area with all sorts of cleverly conceived wardrobe space and a very smartly presented ensuite with a walk-in shower with rainfall head and hand-held rinser and matching double sinks. You also have access to couple of eaves storage cupboards for tucking away those less frequently used items. Aside from the vaulted height and the double doors from the landing, the windows, balcony doors and the Velux window create plenty of natural lighting but as with all areas of this ever-so-chic property, the designer lighting touches really finish the room off perfectly and give you total control over the atmosphere you want to create.







Next door is the main Bathroom which serves Bedroom 2 and 3. Unsurprisingly, this is another exquisitely finished room with a three-piece bathroom suite including a bath with rainfall and rinsers shower.

Bedroom 2 is a large double room at the front of the property with lots of room for additional storage. Bedroom 3 is slightly smaller but still very capable of accommodating a double bed and bedside tables. Both rooms also have access to eaves storage cupboards for extra space.









## A GARDEN OASIS

There is no doubt whatsoever that the garden here is special. It's a beautifully landscaped space, generous in size and nicely private. The raised composite decking outside the sliding doors of the house is an incredible place to entertain or relax.

Down the steps between the pair of tropical palms is the large patio space with its central path bisecting the lawn and leading you all the way to the end of the garden. The garden is north facing, however, both easterly and westerly outlooks are unobstructed meaning the garden receives sunshine right throughout the day and into the evening.







At the far end of the garden is a double garage, however that's not all it could be conceived as. There is a private rear access road behind the garage providing vehicle access and there are 2 hard-standing parking spaces outside the main garage doors.

A fence currently separates this additional parking space from the garden, but should you decide to use the building differently, removing the fence and extending the garden into that space is a very real possibility. The double garage building is timber construction, exactly as a garden building or summerhouse might be and it has power, lighting and a water supply. The potential for converting this space is significant; a games room, workshop, summerhouse, garden bar, gym or even a stand-alone annexe.

Whatever you decide, this building is a great addition to the plot whether kept in its current incarnation or otherwise.

Aside from the 2 parking spaces outside the garage at the rear, to the front of the property the stone driveway offers off-street parking for 3-4 cars.







## WHERE TO GO WHEN YOU NEED...

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**Milk:** Co-op and Lidl are both on Crowthorne high street, just over half a mile from Ellis Road. Waitrose and Tesco can be found in nearby Wokingham, just 4 miles away.



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**Sport/Fitness:** Buckler's Forest is a few hundred metres away at the end of the road, with access to 104 acres of woodland, heathland and ponds, suiting walkers, joggers and cyclists, and is perfect for a family and dog-friendly day out. There are several fitness facilities in Crowthorne, including Edgbarrow Sports Centre, and tennis, cricket, football and rugby clubs.



**Golf:** 1 mile from the property is East Berkshire Golf Club and a little further in the opposite direction is The Downshire Golf Complex. Also nearby is Sand Martins and East Berkshire Golf Club and you're only a matter of minutes from Ascot with all of its exquisite 5-star golf clubs.



**Dinner/Drinks:** Crowthorne high street provides a wide range of culinary delights, from pubs to smokehouses to local cafés. Further afield, but just a short drive or Uber away, Wokingham offers an extensive selection of excellent restaurants and bars.

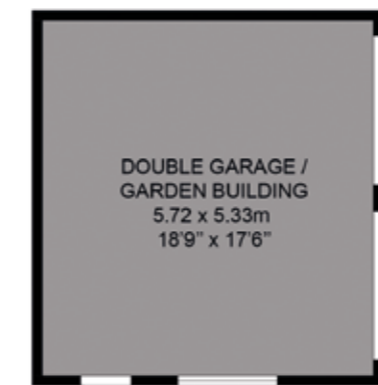


**Schools:** Within a mile of the property are multiple schooling options, including Crowthorne CoE Primary (rated outstanding), Oaklands Infant & Junior School, Hatch Ride Primary School and Our Lady's Preparatory School. Wellington College and Eagle House are only 1.5 miles away and Ludgrove, Luckley House, Edgbarrow and St Crispin's are also close by.



## THE FINER DETAILS

- EPC: D
- Council Tax Band: G
- Heating: Gas central heating with underfloor heating in primary downstairs areas
- Distances: 1.5 miles to Crowthorne Station (quick links to Reading & Paddington)  
6 miles to M4 junction 10  
6.7 miles to M3 Junction 4A  
4 miles to Wokingham  
22 miles to Heathrow Airport
- Local Authority: Wokingham Borough Council



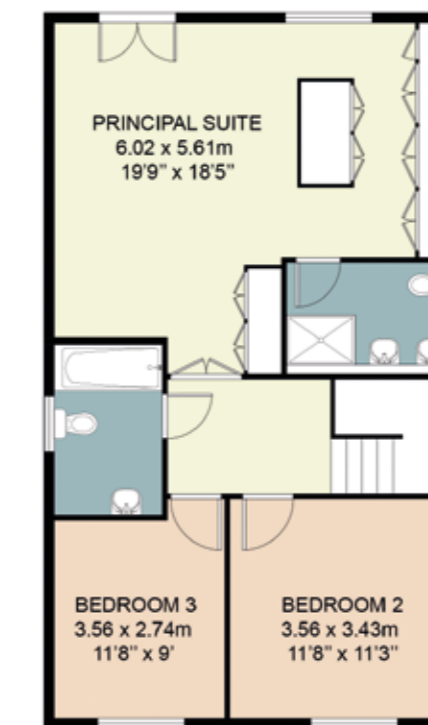
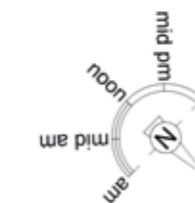
(NOT SHOWN IN ACTUAL POSITION)



Ground Floor

Approximate Area:

Ground Floor	114 sq.m / 1225 sq.ft
First Floor	73 sq.m / 784 sq.ft
<b>Total</b>	<b>187 sq.m / 2009 sq.ft</b>
Garage	30 sq.m / 328 sq.ft
<b>Total</b>	<b>217 sq.m / 2337 sq.ft</b>



First Floor



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.

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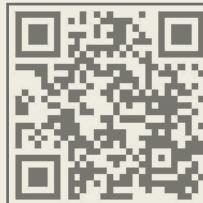
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