



Tokers Green Lane, Tokers Green, , RG4 9EB

£959,995

Walmsley

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Walmsley Estate Agency is delighted to present Wingfield, a superb four-bedroom detached family home offering versatile accommodation. The property occupies substantial grounds with stunning views over the South Oxfordshire countryside. Presented in excellent condition, this impressive home includes a reception hall with wood floors and an oak front door, a dual-aspect living room with oak flooring, and a large contemporary shaker-style kitchen/dining room with a feature brick wall and bay window. The ground floor also offers two spacious double bedrooms, a family bathroom, and a separate cloakroom. Upstairs, the landing leads to two additional double bedrooms and a shower room.

Externally, the property boasts extensive grounds with potential for further expansion (subject to the usual consents). The front features a large, enclosed, mature garden with flower and shrub borders, offering attractive views. Accessed via twin gates, the property has a shingle driveway providing off-street parking for multiple vehicles. At the rear, there is a large, enclosed garden with a paved seating area and additional shingled sections. The majority of the garden is laid to lawn and includes a feature summer house and a games room/utility room.

Tokers Green, a well-regarded South Oxfordshire settlement, offers convenient access to Caversham and Reading, as well as the mainline railway station (approximately 25 minutes to Paddington). This area serves as a gateway to the Chilterns, an Area of Outstanding Natural Beauty, The Ridgeway National Trail, and the charming market towns of Henley-on-Thames and Wallingford. The popular Kidmore End primary school is nearby. Residents also enjoy access to Mapledurham Health and Fitness Club, The Caversham Golf Club, and numerous country public houses and bridle paths. EPC rating C. Council tax band F.

<https://moverly.com/sale/MwdUZg9w9MA9ckJCzVjKoo/view>

Tenure - Freehold





- Over looking South Oxfordshire countryside
- Substantial grounds
- Scope to extend (subject to the usual consents)
- Flexible accommodation
- Excellent presentation
- Four bedrooms



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Approximate Gross Internal Area 2201 sq ft – 205 sq m
 Ground Floor Area 1297 sq ft – 121 sq m
 First Floor Area 720 sq ft – 67 sq m
 Outbuilding Area 184 sq ft – 17 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Important: Walmsley Estate Agents would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



9-11 Bridge Street, Caversham, Reading, RG4 8AA

Email: cavershamsales@walmsley.co.uk www.walmsley.co.uk

0118 947 0511

