



Church
Wagtail Walk, Bracknell , RG12 8DS
Guide price £895,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Situated within this idyllic turning overlooking Peacock Meadows Country Park and only 2.9 miles to Bracknell Railway Station, 3.5 miles to Wokingham Railway Station and 3.6 miles to junction 4 of the M4 is this FIVE bedroom DETACHED property that was EXTENDED in 2022 by the current owners increasing the ground floor so as to incorporate a large KITCHEN/FAMILY/DINING AREA with a beautiful Shaker style kitchen and many fitted appliances, there are BI FOLD doors leading out to the patio and rear garden and a large utility room. There is also a separate lounge with wood burner and cloakroom. The main bedroom suite offers en suite and a dressing room, there is also bathroom and shower room to the first and second floors respectively. Parking on the driveway leads to the DOUBLE GARAGE. Jennets Park CofE primary school with an OFSTED rating of GOOD and Kings Academy East Hampstead Park senior school with an OFSTED rating of GOOD are both within walking distance of this stunning home. Council Tax Band G. Energy Efficiency Rating C.



Ground Floor

Entrance Hall

Entrance door with side and top fan lights. Tiled floor, radiator. Doors to cloakroom, kitchen/family room and lounge.

Cloakroom

Two piece white suite comprising of wc and wash hand basin. Radiator and tiled floor.

Lounge 16'10 x 11'5 (5.13m x 3.48m)

Pvc double glazed window with views towards Peacock Meadows, radiator. Wood burner to one wall.

Kitchen/Family/Dining Room 33'1 x 20'7 (10.08m x 6.27m)

This stunning area has been extended by the current owners and is ideal for relaxing or entertaining as the BI FOLD doors open into the rear garden bringing the outdoors closer. The impressive part vaulted ceiling offers three Velux windows and also two designer radiators. The KITCHEN AREA is well served with Shaker style cabinets and soft closing drawers and also a breakfast bar and a good sized island unit. Appliances include two Bosch ovens, two microwaves (one with grill). A five ring gas hob with extractor fan over and an integrated dishwasher. Space for American style Fridge/Freezer. The double sink is set into the Quartz work surface with filtered drinking water tap and water softener. There is a beautiful polished style floor that extends across this whole space and into the utility room. Pvc double glazed window to front.

Utility Room 15'7 x 8'7 (4.75m x 2.62m)

Door to rear garden and Velux window. Shaker style base and wall cabinets with space for two washing machines and tumble dryer and also space for a fridge freezer. Sink set into Quartz work surface. Full length cupboard with electric sockets. Designer radiator. Polished tiled flooring.

First Floor

Main Bedroom 12'5 x 10'10 (3.78m x 3.30m)

Pvc double glazed window with views across Peacock Meadows, radiator. Through to.

Dressing Room

Fitted wardrobes to two walls and spot lights to ceiling. Door to.

En Suite

Pvc double glazed window, three piece white suite comprising of wc, wash hand basin with curved vanity cabinet under and mixer tap. Walk in shower cubicle with shower system and part folding glass shower door/screen.

Bedroom 2 12'1 x 11'7 (3.68m x 3.53m)

Pvc double glazed window with views of the country park to front, Built wardrobe and radiator.

Bedroom 3 11' x 10'6 (3.35m x 3.20m)

Pvc double glazed window, radiator.

Bathroom

Pvc double glazed window, radiator. Three piece white suite comprising of wc, wash hand basin and mixer tap and bath with shower system and shower screen. Part tiled to walls.

Landing

Pvc double glazed window with views of the country park to front, radiator. Storage cupboard, Doors to second and ground floors.

Second Floor

Bedroom 5 16'1 x 9'8 (4.90m x 2.95m)

Pvc double glazed window with stunning views across Peacock Meadows and further Velux window, radiator and storage cupboard,

Bedroom 4 14'9 x 11'8 (4.50m x 3.56m)

Pvc double glazed window with stunning views across Peacock Meadows and further Velux window, radiator.

Shower Room

Three piece white suite comprising of wc, wash hand basin with mixer tap and a shower cubicle with shower system. Tiled to floor and walls.

Landing

Velux window, radiator and stairs to first floor.

Exterior

Rear Garden

Good sized patio with remainder lawned and shrub and flower borders. Outside lighting, Access to side leading to frontage and double garage. Two sheds to remain.

Frontage

Shrubs to the front with parking on the driveway which leads to the double garage.

Double Garage 19'9 x 19'6 (6.02m x 5.94m)

Remote door, power and lighting and personal door to the rear garden. Attic space is boarded and there is also Hard rubber matting to the garage floor.

Peacock Meadows Country Park

Peacock meadows is 36 hectares of grassland, meadows and woodland all linked through green corridors and public footpaths. This area, which was once arable farmland and then a turf farm, is now managed as a public open space that offers a beautiful and tranquil environment to relax and enjoy. Peacock Meadows has a good footpath and cycle path links to all parts of Jennett's Park and beyond the Bracknell Forest Ramblers Route which passes along the eastern edge of the site areas of ancient woodland - West Garden Copse and Big Wood, with Tarmans Copse, Wykery Copse and Jennett's Hill lying nearby. species rich grasslands that are also fantastic places for wildflowers

There are 3 monoliths at different locations, which contain brass rubbings and information about the site and some public art sculptures.

The site can be accessed on foot using 8 entrances around the park. The wildflower meadows contain species such as meadow buttercups, oxeye daisies, devil's bit scabious and birds-foot trefoil. The site is also home to skylarks.

Fields and hedgerows support birds such as rook, and linnet, with the endangered yellowhammer also having been recorded here. As newly planted hedges and woodland edge planting develop, it is hoped these will return in greater numbers.

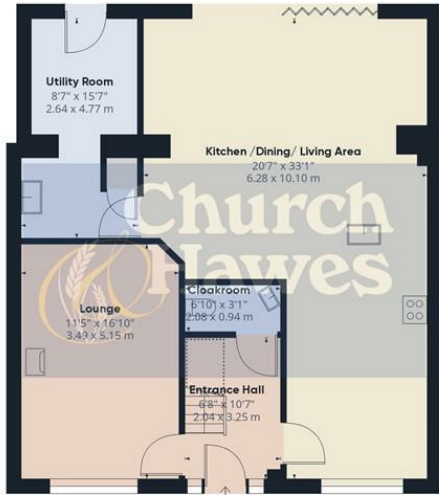
The ground flora in West Garden Copse includes bluebells, and several ancient woodland species such as dog's mercury, wood anemone and wood sorrel. At least 6 species of birds can be found in the copse including wren, robin, blackbird, blue tit, great tit and chaffinch. Invertebrates are most numerous in the woods and woodland edges and you may see butterflies such as the holly blue, peacock and small skipper.

Agents Note

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy him/herself as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.



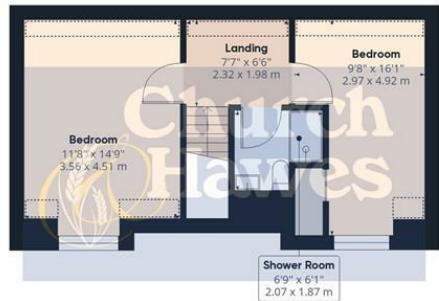




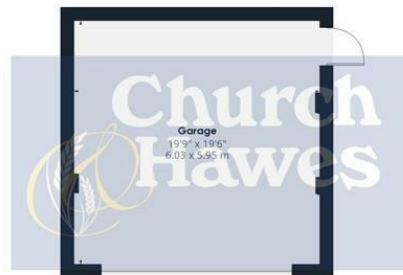
Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

2421.92 ft²
225 m²

Reduced headroom

62.59 ft²
5.81 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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