ParticularsTemplate Front 20

**Price £1,500,000 Freehold**

The accommodation includes:

First Floor: 7/8 Bedrooms, 3 Bathrooms, 2 Staircases and Landings

Ground Floor: Reception Hall, Cloakroom, Kitchen 2, Lounge and two other Reception Rooms, all three with panelled walls, Dining Room, Study/Playroom, Kitchen/Breakfast Room, Utility Room, gas fired central heating.

Good off-street parking with raised garden at the front, to the side/rear of the property there is lawn with established borders. Two-fifths of an acre.

**A piece of English history. Exposed beams, fine panelling**

**On the fringe of Wokingham Town Centre – Grade II Listed**

**A rambling farmhouse in about two-fifths of an acre**

**Suitable for improvement and modernisation**

Wiltshire Farmhouse, Wiltshire Road, Wokingham

**For further information or an appointment to view please contact our Wokingham branch on 0118 978 0777 or w@martinpole.co.uk**

A Grade II Listed farmhouse, which is described on the Listed Buildings website: *‘dates from the early 17th Century extended and altered in the late 18th Century and again in the mid-20th Century’.* It is further described *‘as part timber framed encased in part painted brick, part rendered and painted’.* One of the important features listed is the ‘*chimney piece in drawing room, elaborately carved with fruit and foliage ornament; moulded cornice’.*

On the edge of Wokingham Town Centre, which combines a selection of lovely historic period buildings and a recently undertaken regeneration in part of Market Place, Peach Street and Elms Field. The range of shops is quite extensive with emphasis on social and recreation with a wide range of restaurants, bars, cafés, and public houses. Also, a cinema and Wokingham Leisure Centre, which includes a swimming pool, fitness & health centre, gym, an area for ‘family and kids’ and a Library; adjoining is a bowling alley.

Bus services pass along Wiltshire Road with a greater range from the Town Centre including services to Reading, Bracknell and Camberley. Wokingham railway station is on the London to Waterloo line and offers services to Guildford/Gatwick. Reading railway station or nearby just to the north at Twyford there are services on the Paddington line and the new Elizabeth line. The A329M is about two miles offering immediate access to the M4 junction 10 and just to the south of Bracknell at Bagshot the M3.

**First Floor:**

**Principal Suite**

**Bedroom 1: 15’4 x 13’6** doubleaspect, two ranges built-in wardrobes and cupboards, cupboard over stairs, some exposed timbers.

**Bedroom 2/ 10’8 x 9’5** exposed beams.

**Dressing Room:**

**Bathroom 1: 15’2 x 7’3 reducing to 4’3** with stand-alone bath with mixer tap and hand shower, vanity unit with wash hand basin, cupboards below, low level W.C., shower cubicle, part panelled walls.

Two adjoining bedrooms one accessed from main landing the other from secondary landing.

**Bedroom 3**: **15’3 x 15’3** some exposed beams, two full height fitted wardrobes, steps up to:

**Bedroom 4:** **19’2 x 13’ extending to 16’2 into bay window,** double aspect, central dressing table unit with adjoining full height built-in wardrobes.

**Bathroom 2: 14’5 x 8’1** modern curved bath with separate shower fitment, wash hand basin, low level W.C., plumbing for two washing machines, built-in cupboards housing hot water tank.

**Bedroom 5: 15’2 x 11’6 max.** vanity unit with inset wash basin, two doors to landing.

**Guest Suite Bedroom with Dressing Area and Bathroom:**

**Bedroom 6/ 17’ x 9’** double aspect, painted built-in cupboards, archway to:

**Dressing Room: 12’8 x 7’5** built-in cupboards.

**Bedroom 7:**

**Bathroom 3:** white suite of panelled bath, mixer tap and hand shower, pedestal wash hand basin, low level W.C.

**Bedroom 8: 12’4 x 9’8** with radiator, fitted bookshelves.

**Landing:** part panelled, some exposed beams, shelved corner cupboard.

**Secondary Landing:** approached from secondary staircase,

**Ground Floor:**

**Canopied Porch:**

**Reception Hall: Reception Hall 25’5 x 7’1** with period panelled walls, parquet flooring, exposed timbers, coats cupboard, radiator,

**Inner Hall/Study: 22’ x 7’ and 12’5 x 7’4,** principal staircase.

**Cloakroom:** pedestal wash hand basin, low level W.C., parquet flooring,

**Kitchen 2: 12’4 x 9’2 max.** sink unit set in worktop with cupboards and drawers below, five ring gas hob, split level double oven, plumbing for washing machine, space for fridge and freezer, good range of wall mounted cupboards.

**Front Reception 20’7 x 16’ ‘L’ shaped,** with parquet flooring. Feature brick fireplace with carved and ornate

**Room:** timber surrounds and built in cupboards on either side. Panelled wall, exposed beams, French windows.

**Reception Room 2: 15’ x 15’** with parquet flooring, deep fireplace with timber surround, panelled walls, French windows, opening to:

**Reception Room 3: 18’8 x 13 plus deep bay window** with feature fireplace with marble surround and timber painted mantel with inset attractive tiled hearth, square bay window, panelled walls, second square bay with French windows.

**Inner Hall:** leading to:

**Study/Reception 15’5 x 8’3** fireplace with cupboards either side, further built-in cupboards.

**Room 4:**

**Inner Hall:** with secondary staircase and doors to kitchen, study and dining room/reception room 5.

Wiltshire Farmhouse, Wiltshire Road, Wokingham

**Dining Room/ 20’ x 14’6** with parquet flooring, all walls panelled, feature stone fireplace with timber mantel **Reception Room 5:** stone hearth, radiator, French windows, secret door.

**Kitchen: 17’ x 13’** with deep glazed sink with adjoining worktop cupboards and drawers below, fitted Rangemaster with gas hob with ovens below, further worktops with cupboards and drawers below, some wall mounted cupboards, shelving, recess with built-in log burner, featuring old, beamed mantel with brickwork surround leading to open plan

**Breakfast Room: 16’4 x 9’6 max.** double aspect, stable doors to

**Rear Lobby: D**oor to garden.

**Cloakroom:** wash hand basin, low level W.C.

**Utility Room**: **8’7 x 7’** with stone sink, quarry tiled floor.

**Outside:** The property is approached through double gates from Wiltshire Road with a significant parking area for eight to ten cars or more. Raised area of lawn. Front and side boundary fully fenced. Further raised area with dilapidated shed.

**Detached Two Car Garage:** with large up and over door.

**Formal Gardens**: The majority of the gardens are to the south of the house and include a significant area of private lawn, many fine specimen trees and shrubs. The total site area is about 0.4 of an acre – about two fifths of an acre.

**EPC:** Not required. **Council Tax Band:** Band G.

**IMPORTANT NOTICE:** Please note that we have not checked whether any extension or alterations to the property comply with planning or building regulations. This should be checked by your solicitor or surveyor. We have endeavoured diligently to ensure the details of this property are accurate, however all measurements are approximate and none of the statements contained in these particulars are to be relied on as statements of fact. They do not constitute any part of an offer or contract. We have no authority to make any representation or give any warranty whatever in relation to this property. We have not tested the services, appliances or fittings referred to in the details. School catchment zones are verified as far as possible with the local authority but cannot be guaranteed, nor do they necessarily guarantee a place in the school. We recommend that each of the statements is verified, and the condition of the property, services, appliances, and fittings is investigated by you or your advisers before you finalise your offer to purchase or you enter a contractual commitment. Fo:36916

Wok Template Back 20