

## Burcott House 33, The Terrace Wokingham RG40 1BP



A truly amazing opportunity to become the custodian of a piece of local history located on the most prominent and sought after conservation area position of 'The Terrace'. Burcott House, a handsome Grade II listed mid 19th century home is arranged over four floors with a total of 2831 sq ft of space but also with the benefit of driveway parking. There is an entrance hall, inner reception hallway, cloakroom, drawing room with working fireplace and tall south facing bay window directly overlooking the John Walter Schools & Parish rooms clocktower, separate dining room, impressive handmade 21' x 15 kitchen/dining/family room opening out onto an extensive patio with steps rising to a lawned and partly walled garden. On the first floor there are two generous bedrooms served by a four piece bathroom. Stairs rise to the second floor where there are two further generous double bedrooms and another four piece bathroom. The lower ground floor which consists of three rooms has huge potential to be converted into living space since a small front facing window exists but has in the past been used as a kids den and games room. Along with the driveway permit parking exists via WBC for an annual payment of £55. For more detailed material property information please click on the various brochure links. Historic photos since the property is currently let.

**£1,175,000 Freehold**





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		77
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	45	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC 

## The Terrace, Wokingham, RG40

Approximate Area = 2831 sq ft / 263 sq m

Limited Use Area(s) = 96 sq ft / 8.9 sq m

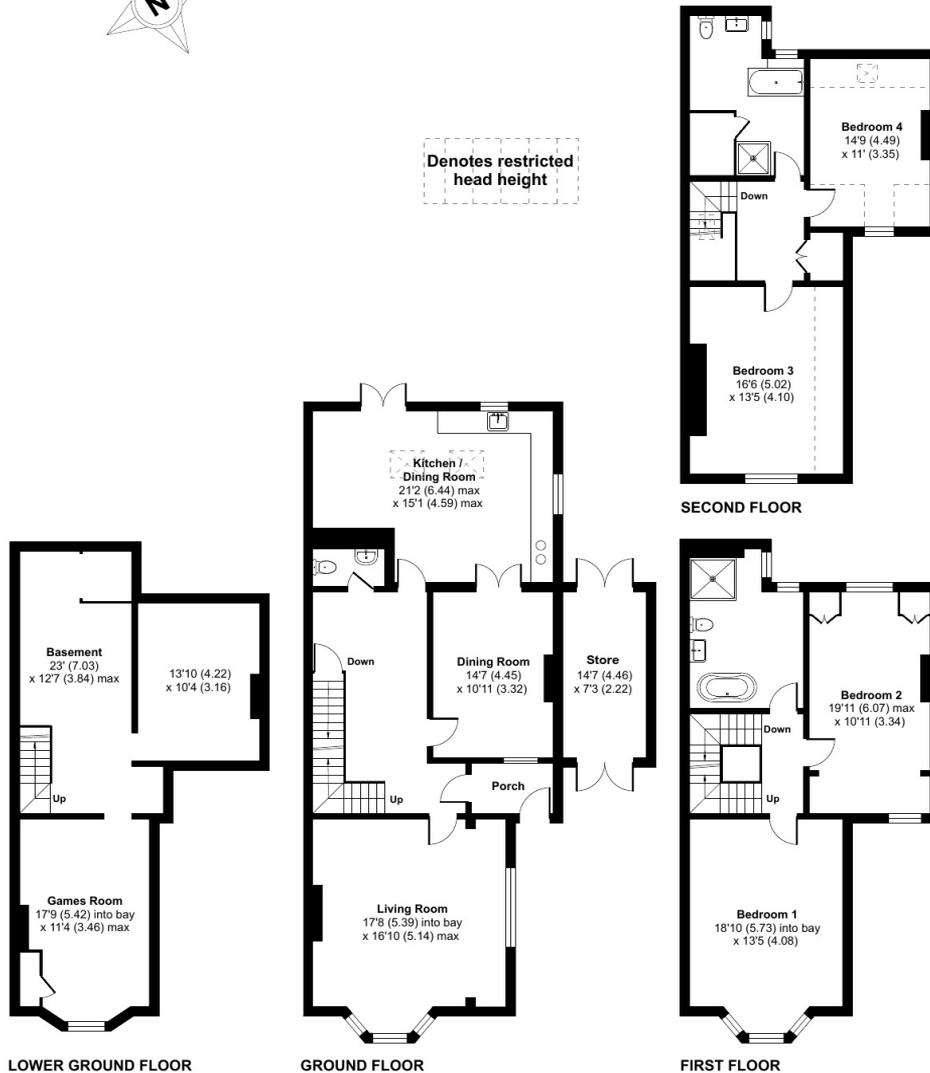
Garage = 106 sq ft / 9.8 sq m

Total = 3033 sq ft / 281.7 sq m

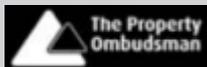
For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Mark Rath Residential. REF: 1136873



These particulars have been prepared in good faith to give a fair overall view of the property; they do not constitute an offer and will not form part of any contract. We make no representation about the conditions of the property nor that any services or appliances are in good working order; this should be checked by your surveyor. Furthermore, you should not assume that any items or features referred to in these particulars or shown in the photographs are included in the sale price. Your solicitor should check this as part of the normal conveyancing process.