



Pikes Farm House, Forest Road, Wokingham, Berkshire RG40 5QR

£3,500 pcm



Property Summary

An extremely spacious, five bedroom, detached period property offering flexible accommodation, with several outbuildings including stables and set in over an acre of land comprising gardens and a paddock. It has a semi rural location and is available to rent immediately unfurnished

Features

- FIVE DOUBLE BEDROOMS
- TWO BATHROOMS
- FOUR RECEPTION ROOMS
- DOWNSTAIRS SHOWER ROOM
- RE-FITTED EN-SUITE BATHROOM
- DETACHED GARAGE
- PADDOCK
- OUTBUILDINGS
- GAS C/H WITH NEW BOILER
- SOLAR PANELS
- PETS CONSIDERED

Room Descriptions

GROUND FLOOR

ENTRANCE HALL

The entrance hall has wood laminate flooring and runs the length of the house - there is a large picture window and turning staircase with understairs storage

LOUNGE

5.31m x 5.18m (17' 5" x 17' 0")

Bay window with side aspect and window with front aspect, open fireplace with brick hearth and wooden beam mantel, two radiators and wood laminate flooring

FAMILY ROOM

4.75m x 3.66m (15' 7" x 12' 0")

Window with front aspect, radiator, storage cupboards with pine doors, decorative hearth

DINING ROOM

4.90m x 3.35m (16' 1" x 11' 0")

Window with side aspect, feature fireplace with brick hearth and wooden beam mantel, stairs to cellar, storage cupboards with pine doors, radiator

KITCHEN

2.72m x 4.60m (8' 11" x 15' 1")

Window with rear aspect, range of fitted units, twin Neff eye level ovens/grill, gas hob, stainless steel double sink with mixer tap and drainer, large fridge, integrated microwave, hatch with double doors to dining room

STUDY

2.90m x 2.54m (9' 6" x 8' 4")

Window with side aspect, radiator

SHOWER ROOM

Window with rear aspect, shower cubicle, WC and hand basin, heated towel rail

UTILITY ROOM

3.96m x 2.90m (13' 0" x 9' 6")

Window with rear aspect, sink with drainer, newly fitted Worcester boiler for hot water and central heating

FIRST FLOOR

BEDROOM ONE

5.0m x 4.11m (16' 5" x 13' 6")

Window with side aspect, vaulted ceiling, fitted wardrobes and cupboards, large radiator, door to en-suite bathroom

EN-SUITE BATHROOM

Window with rear aspect, door to airing cupboard. Contemporary white bathroom suite comprising stand alone bath with mixer tap and hand held shower attachment, wash-hand basin with cupboards under, low level W.C., heated towel rail. Attractive white part-tiled walls and laminate flooring.

BEDROOM TWO

5.18m x 4.50m (17' 0" x 14' 9")

Windows with front and side aspect, fitted wardrobes and cupboards, two radiators

BEDROOM THREE

4.90m x 3.86m (16' 1" x 12' 8")

Window with front aspect, radiator

BEDROOM FOUR

4.57m x 3.20m (15' 0" x 10' 6")

Window with rear aspect, fitted wardrobes, radiator

BEDROOM FIVE

3.30m x 3.20m (10' 10" x 10' 6")

Window with side aspect, radiator

FAMILY BATHROOM

Window with side aspect, bath, WC and wash basin, radiator

OUTSIDE

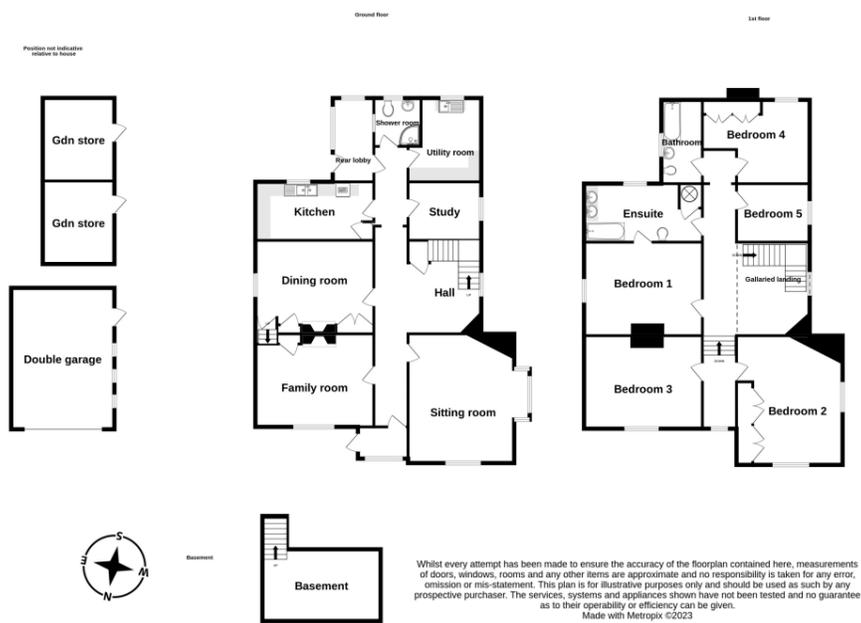
GARAGE

5.08m x 2.44m (16' 8" x 8' 0")

Single garage

GARDENS

The gardens are laid to lawn and to the rear of the plot is a paddock, numerous outbuildings and a stable block containing two stables and large driveway provides parking for several vehicles



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC