



Kings Oak, Hawthorn Lane, Warfield, Bracknell, Berkshire RG42 6DP

£1,250,000 - Freehold

### Property Summary

We are delighted to market for sale this superb, detached five bedroom home on a desirable road in a fabulous location surrounded by countryside but still being a short distance away to the Village of Warfield. Sitting on a generous plot, this lovely home offers contemporary, spacious living for the growing family. Built in c2021, attention to detail is evident in all areas of the property - underfloor heating has been fitted on the ground floor along with an internal and external speaker system. The stunning Kitchen/Dining/Live-in space is a superb room to entertain or to enjoy family time - no attention to detail has been spared with a Tara Neil designed kitchen using Laura Ashley bespoke cupboards and drawers including a Quooker tap, two fridge drawers, two dishwashers and two ovens - one with plate warmer. There is a dual aspect relaxing Lounge and a separate Study. The Principal Bedroom has French windows with a Juliette balcony providing views over the large Rear Garden and countryside beyond with a well appointed En Suite. There are four further Bedrooms and a Family Bathroom. The extensive Rear Garden has a large patio, mainly laid to lawn with an area of artificial grass for family games. To the front of the property, the gated Driveway provides parking for several vehicles and there is also a double Garage. This stunning home further benefits from high ceilings and a large roof lantern to the first floor landing adding to the feeling of space and light. An external control room houses the heat pump etc., an alarm system is fitted both in the property and garage. Viewings are highly recommended to avoid disappointment.

### Features

- FABULOUS FIVE BEDROOM HOUSE IN A BEAUTIFUL LOCATION WITH LARGE GATED DRIVEWAY & DOUBLE GARAGE
- TWO RECEPTION ROOMS
- UTILITY ROOM & CLOAKROOM
- LAURA ASHLEY BESPOKE FITTED KITCHEN DESIGNED BY TARA NEIL
- PRINCIPAL BEDROOM WITH EN-SUITE, FRENCH DOORS & JULIETTE BALCONY WITH VIEWS OVER THE REAR GARDEN
- A FURTHER FOUR GOOD SIZE BEDROOMS
- CEILING FANS TO ALL BEDROOMS
- FAMILY BATHROOM
- PORCELANOSA TILING IN CLOAKROOM & BATHROOMS
- HOUSE & DOUBLE GARAGE WITH ALARM SYSTEM, INTERNAL & EXTERNAL SPEAKER SYSTEM, UNDERFLOOR HEATING THROUGHOUT, HEAT PUMP & EXTERNAL PUMP/CONTROL ROOM



Room Descriptions

ENTRANCE HALL

Front door opens into an expansive Entrance Hall with Blue Savoy floor tiling by Reed Harris, stairs rising to the First Floor and storage cupboard.

STUDY

3.81m x 2.59m (12' 6" x 8' 6") Front aspect with UPVC casement windows, bespoke fitted desk and cupboard unit. LED ceiling lighting and ceiling cornicing.

LOUNGE

3.51m x 4.75m (11' 6" x 15' 7") A light and bright double aspect room with UPVC casement windows, attractive fireplace and surround, LED ceiling lighting and ceiling cornicing.

CLOAKROOM

Contemporary styled white two piece suite with tiling by Porcelanosa, Blue Savoy floor tiling, LED lighting.

KITCHEN/DINING/LIVING ROOM

10.9m x 3.63m (35' 9" x 11' 11") The attractive Blue Savoy floor tiling continues through this space complimenting the bespoke Laura Ashley kitchen designed by Tara Neil. Fitted with a range of eye-level and base units with marble worktops over, there is a central island with further storage including two fridge drawers. Kitchen appliances include two ovens - one with plate warmer and a recently re-fitted Quooker tap. Contemporary lantern lighting has been used over the central island along with LED lighting in the remaining area. The Dining/Living area is generous and is perfect for entertaining and for family time with a speaker system and air conditioning unit.

UTILITY ROOM

2.67m x 2.37m (8' 9" x 7' 9") Fitted with a range of storage cupboards and coat cupboard, Blue Savoy floor tiling, space for washing machine and tumble dryer. Stainless steel sink unit, LED lighting and door to the outside of the property.

FIRST FLOOR LANDING

Flooded with natural light via the impressive roof lantern. Large storage cupboard housing speaker system control. Doors to all Bedrooms & Bathroom.

PRINCIPAL BEDROOM

3.81m x 3.95m (12' 6" x 13' 0") Rear aspect with French Doors and Juliette Balcony with views over the rear garden and countryside beyond. Fully fitted wardrobes along one wall using mirror and opaque glass. LED lighting and cornices to ceiling. Ceiling fan. Door to En Suite Bathroom.

EN SUITE BATHROOM

Porcelanosa tiling throughout, spotlights to ceiling, inset ceiling speaker. Courtesy double glazed window. Glass shower enclosure with rainfall shower and hand-held shower attachment. Three piece white bathroom suite with enclosed bath with speaker control to end. Wall-hung W.C., washbasin with vanity unit below, wall inset mirror.

BEDROOM TWO

3.01m x 4.74m (9' 11" x 15' 7") Rear aspect with double glazed casement window. Fitted wardrobes to one wall, ceiling fan, LED lighting and ceiling cornicing.

BEDROOM THREE

3.51m x 3.64m (11' 6" x 11' 11") Front aspect with double glazed casement window. Fitted wardrobes to one wall, ceiling fan, LED lighting and ceiling cornicing.

BEDROOM FOUR

3.81m x 2.97m (12' 6" x 9' 9") Front aspect with double glazed casement window. Fitted wardrobes to one wall, ceiling fan, LED lighting and ceiling cornicing.

BEDROOM FIVE

2.97m x 2.61m (9' 9" x 8' 7") Rear aspect with double glazed casement window. Fitted wardrobes to one wall, ceiling fan, LED lighting and ceiling cornicing.

FAMILY BATHROOM

Porcelanosa tiling throughout, spotlights to ceiling, inset ceiling speaker. Courtesy double glazed window. Double length glass shower enclosure with rainfall shower and hand-held shower attachment. White two piece suite with wall-hung W.C., washbasin with vanity unit below, inset mirror.

REAR GARDEN

Large patio area, ideal for outside entertaining. External speaker system. Substantial lawn area, mixed with artificial lawn for family games and low maintenance. To the side of the property is a gravel area and external control room. There is both a hot and cold tap. The whole is enclosed with wood panel fencing.

DOUBLE GARAGE

5.25m x 6.26m (17' 3" x 20' 6") Fully alarmed and fitted with light and power. Electric doors, personal door and window to driveway.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC