



5 Wondesford Dale, Binfield, Berkshire RG42 5TG

£995,000 - Freehold

Property Summary

An extremely spacious and well presented, detached family home located on this prestigious development at the centre of the village. The property features five double bedrooms, three bathrooms and a re-fitted kitchen/breakfast and utility room and is being sold with the benefit of no onward chain.

Features

- FIVE DOUBLE BEDROOMS
- RE-FITTED EN-SUITE BATHROOM
- TWO FURTHER BATHROOMS
- RE-FITTED KITCHEN/BREAKFAST & UTILITY ROOM
- INTEGRAL DOUBLE WIDTH GARAGE
- LANDSCAPED REAR GARDEN
- NO ONWARD CHAIN
- CENTRAL VILLAGE LOCATION



Room Descriptions

GROUND FLOOR

ENTRANCE HALL

With stairs to first floor, understairs storage cupboard, single panel radiator, access to kitchen/breakfast room, lounge, dining room and study

CLOAKROOM

Window with rear aspect, low flush WC and hand basin with mixer tap

LOUNGE

6.10m x 3.70m (20' 0" x 12' 2") UPVC leaded window with front aspect, recessed lighting, stone fireplace with gas fire, radiators, TV point, double doors to dining room

DINING ROOM

4.30m x 3.2m (14' 1" x 10' 6") Bifold doors to rear garden, wood laminate flooring, recessed lighting, radiator

STUDY

2.75m x 2.60m (9' 0" x 8' 6") UPVC leaded window with front aspect, radiator

KITCHEN/BREAKFAST ROOM

6.35m x 4.20m (20' 10" x 13' 9") A beautifully re-fitted Kitchen/Breakfast Room benefitting from underfloor heating throughout. Fitted with a range of base level cupboards, with pan-drawers and granite worktops over - five-ring gas hob with contemporary extractor fan along with two double ovens in a bespoke unit, 1 1/2 bowl sink unit with mixer tap and waste disposal unit. There are two fridge freezers and a built-in dishwasher. An attractive leaded light window overlooks the rear garden.

UTILITY ROOM

4.70m x 1.85m (15' 5" x 6' 1") The Utility Room is an excellent space offering further storage with side aspect window. There are eye-level and base unit cupboards with granite worktops over, single sink with mixer tap, built-in fridge/freezer, wine rack and space for a washing machine. A door opens to the rear garden and garage.

FIRST FLOOR

MAIN BEDROOM

4.85m x 4.85m (15' 11" x 15' 11") UPVC leaded windows with front and rear aspect, recessed lighting, extensive range of fitted wardrobes along one wall, radiator, air conditioning unit, door to en-suite bathroom

EN-SUITE BATHROOM

UPVC leaded window with rear aspect, tiled floor with underfloor heating, fully tiled walls, walk in shower cubicle with rainfall shower, double ended bath with mixer tap, wash basin with cupboards under and wall mounted cupboards with illuminated mirror, WC, recessed lighting to ceiling

BEDROOM TWO

4.30m x 3.70m (14' 1" x 12' 2") UPVC leaded windows with front aspect, range of fitted wardrobes along one wall, recessed lighting, radiator, door to Jack and Jill bathroom

JACK AND JILL BATHROOM

Bath with mixer tap and power shower with glazed shower screen, fully tiled walls, wash basin with mixer tap, WC, chrome heated towel rail, extractor fan

BEDROOM THREE

3.85m x 3.15m (12' 8" x 10' 4") Twin UPVC windows with rear aspect, fitted double wardrobe, radiator, recessed lighting, door to Jack and Jill bathroom

BEDROOM FOUR

4.05m x 2.90m (13' 3" x 9' 6") Twin UPVC leaded windows with front aspect, radiator

BEDROOM FIVE

3.05m x 3.0m (10' 0" x 9' 10")
UPVC windows with rear aspect, radiator

FAMILY BATHROOM

UPVC leaded window with front aspect, fully tiled walls, bath with power shower over and glazed screen, wash basin with mixer tap, chrome heated towel rail, WC with push button flush

OUTSIDE

DOUBLE GARAGE

5.15m x 5.0m (16' 11" x 16' 5")
Integral double width garage with twin metal up and over doors, light and power points

REAR GARDEN

The rear garden is enclosed by a mixture of panel fencing and stock brick walls. It has been landscaped to provide a low maintenance garden with several seating areas including a covered pergola. There are raised beds with a variety of shrubs and plants and sheds to the side of the property.

FRONT GARDEN

The front garden is laid to lawn with mature borders containing a variety of shrubs. In front of the garage is a double width driveway

Approximate Gross Internal Area 2427 sq ft - 226 sq m

Ground Floor Area 1276 sq ft – 119 sq m

First Floor Area 1151 sq ft – 107 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	74	80
(81-91) B		
(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 