

## Haywire Cottage , Old Wokingham Road Wokingham RG40 3BT



A pretty cottage in a non estate location occupying a substantial 1.48 acre plot with a commanding c.300 ft road frontage, situated midway between Crowthorne & Wokingham. This sizable home which in total, including the detached annexe amounts to in excess of 2900 sq ft benefits from an extensive gravel driveway plus additional secure, gated parking area with detached double garage and various other car ports/outbuildings. The original cottage sits in pretty lawned formal gardens with an adjoining paddock and stable block comprises: large reception hall, 23ft lounge, sitting room, study and impressive kitchen/dining room with adjoining utility room and cloakroom. On the first floor, the main bedroom with vaulted ceiling and balcony is over 29 ft long and features a re-fitted en suite shower room. There are three further bedrooms a spacious four piece family bathroom and small en suite cloakroom to bedroom 4.

Externally, there is a fully certified (building regulations & certificate of lawfulness) detached Annexe with living/kitchen space, bedroom and shower room independently heated by a Calor gas boiler.


**£1,200,000 Freehold**

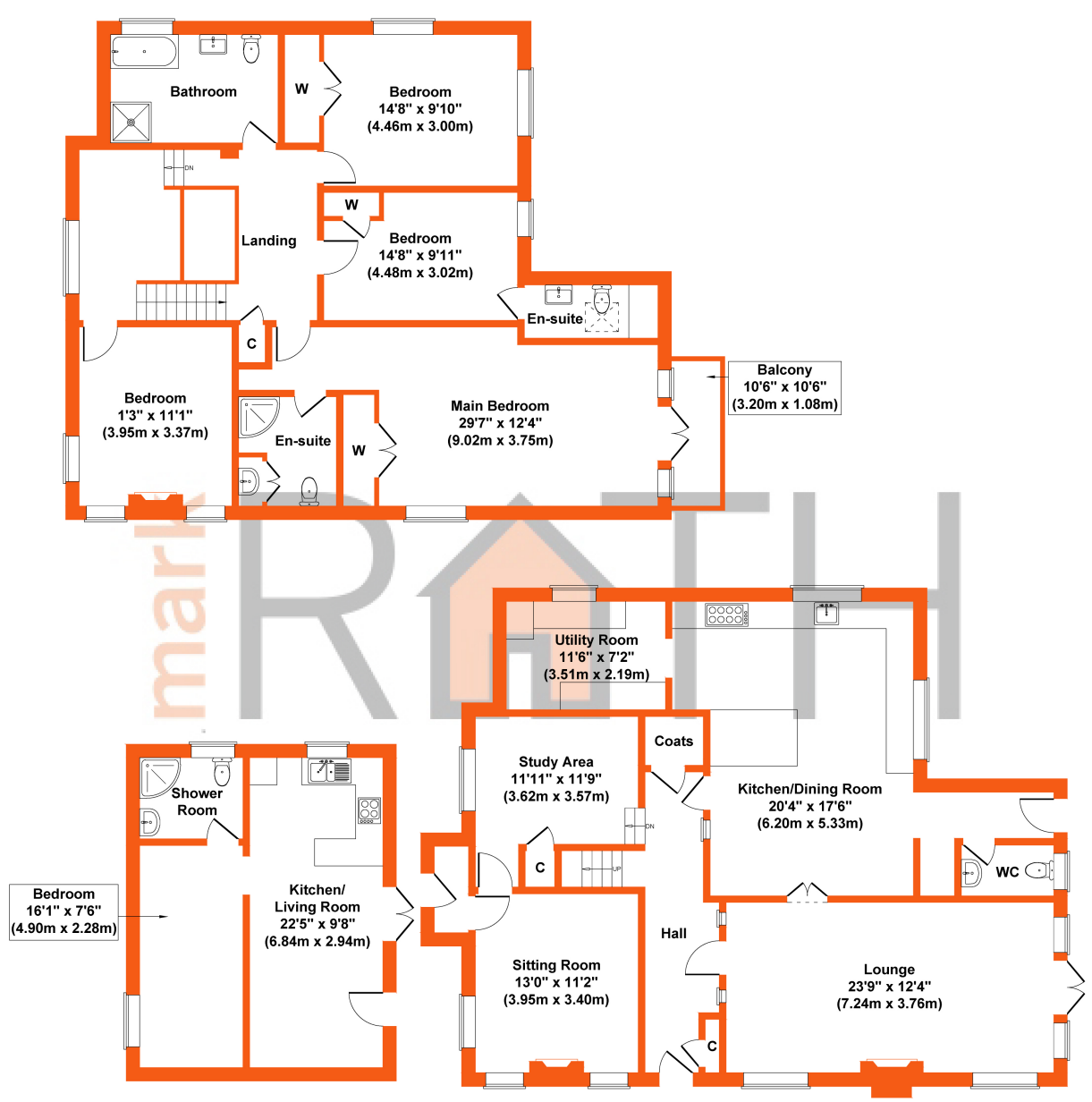








Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		67
(39-54)	<b>E</b>	46	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC 



**ANNEXE**

Approx. Gross Internal Floor Area 2915 sq. ft. (270.8 sq. m.)

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by The Plan Portal 2024



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.



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