

## 36a, Rectory Road Wokingham RG40 1DN



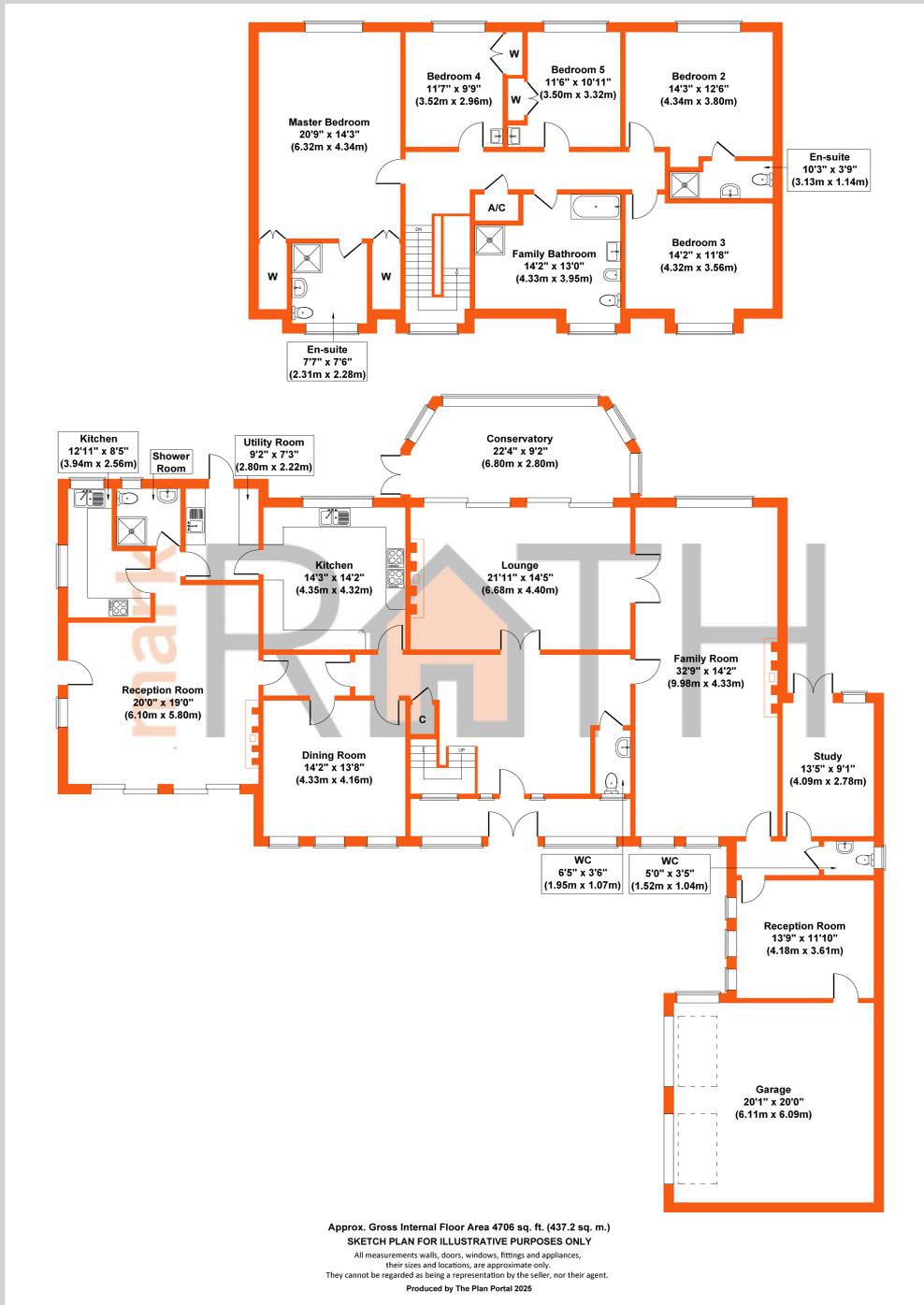
A substantial family home built in 1997, tucked away in a peaceful setting at the end of a 300 ft driveway right in the heart of town. This energy efficient EPC-C, detached home offers 4706 sq ft of flexible accommodation and garaging including a self contained annexe and occupies a c.1/3 acre plot with a secluded 78 x 88 ft west facing rear garden. On the ground floor the accommodation comprises: Reception hall, two cloakrooms, 6 reception rooms, conservatory, two kitchens, utility room and shower room. On the first floor there is an immense 20 x 14ft main bedroom with en suite, a second guest suite, three further bedrooms and a family bathroom. There is an extensive gated driveway and attached double garage. This much loved home is offered for sale with no chain complications. For more detailed material property information please click on the various brochure links. [themes.eager.pilots](https://themes.eager.pilots)

£1,550,000 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>	77	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 



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.