



WOODCOTE, 22 THE AVENUE, CROWTHORNE, BERKSHIRE, RG45 6PG
£1,700,000 FREEHOLD

Winkworth



THE AVENUE

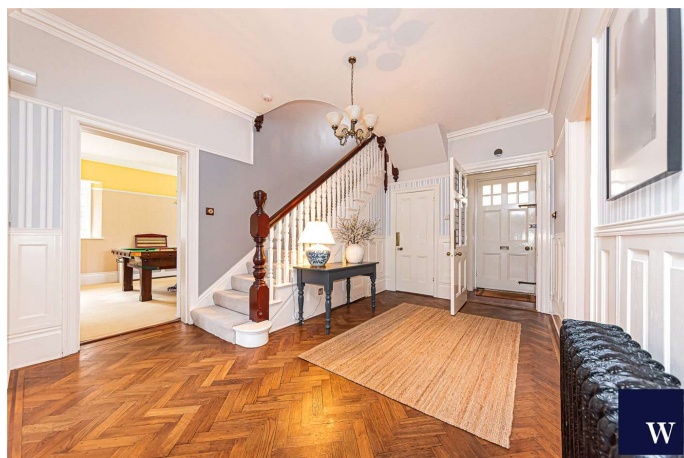
An attractive Edwardian family house conveniently located within a mile of Wellington College. The six bedroom house has accommodation over 3 floors and retains many original period features including open fireplaces in both the main reception rooms, and stained glass inserts to certain windows. Sash windows with modern shutters add to the character, and there is a stylish fitted kitchen/breakfast room which leads on into a superb and very large orangery overlooking the garden. A further reception room, utility room and a storage room complete the ground floor accommodation. On the first floor there are 4 very well proportioned bedrooms and two excellent bath and shower rooms. On the second floor are two further bedrooms, one with a recently refitted ensuite shower room. All floors are accessible via both the primary and secondary staircases. In addition, there is a detached 1 bedroom studio annex with recently refitted kitchen and shower room.

Planning has also been granted for a sizable extension and details of this application can be found at Wokingham Council, planning application number #231016.

To the front is a gravel surfaced and gated in and out drive providing off road parking for numerous cars. To the rear the garden is mainly laid to lawn with mature tree and hedge boundaries which provide shelter and privacy. Adjacent to the house there is a wide paved terrace accessed from both the orangery and the study. The attractive thatched garden gazebo can be found in the rear garden, ideal for al-fresco entertaining. The whole plot measures about half an acre.

Situated in The Avenue, one of the areas most sought after residential roads, the property is within walking distance of The High Street with its wide variety of shops and restaurants. The area is well catered for in both state and private schools including the well regarded Wellington College and Eagle House. for the commuter both the M3 and M4 motorways are easily accessible, along with mainline rail links to London Paddington from nearby Wokingham (from 50 mins). Crowthorne station provides access to Guildford and Reading.

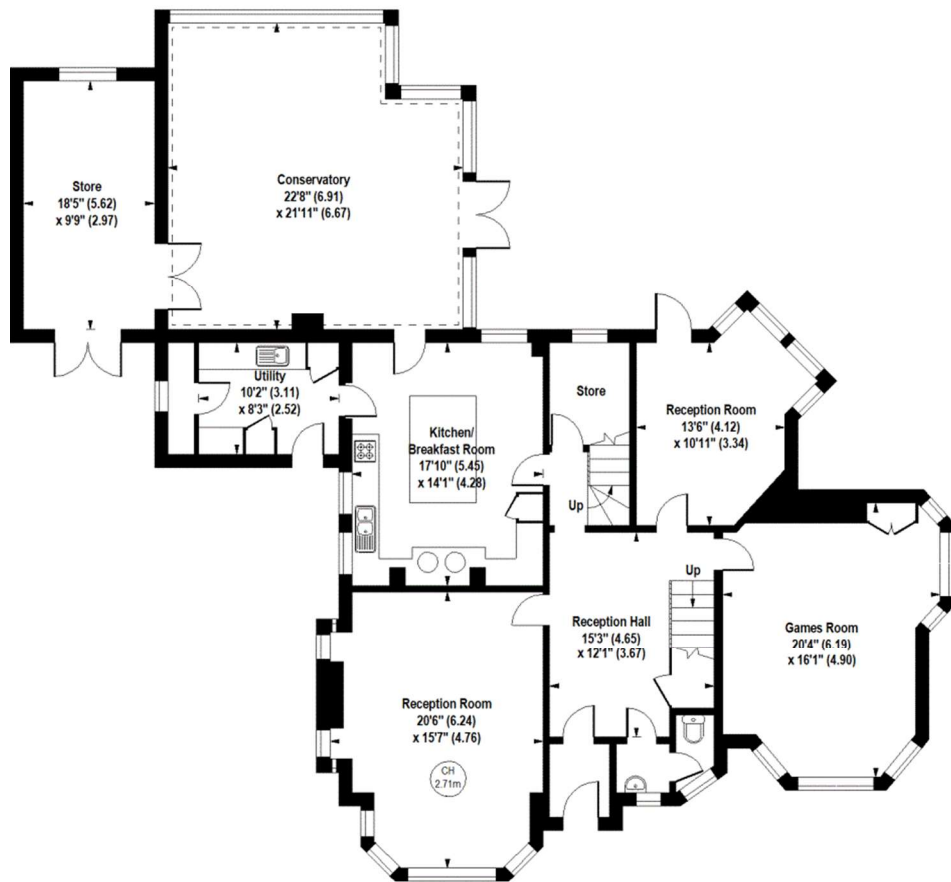
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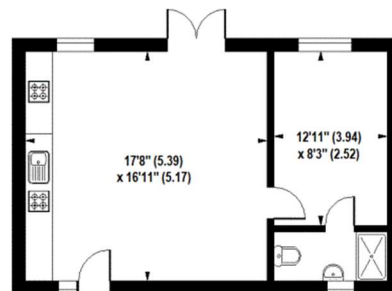


The Avenue, RG45

Approximate Area = 4152 sq ft / 385.7 sq m
 (Including Eaves Storage)
 Limited Use Area(s) = 147 sq ft / 13.7 sq m
 Out Building = 452 sq ft / 42.0 sq m
 Total = 4604 sq ft / 427.7 sq m
 For identification only - Not to scale



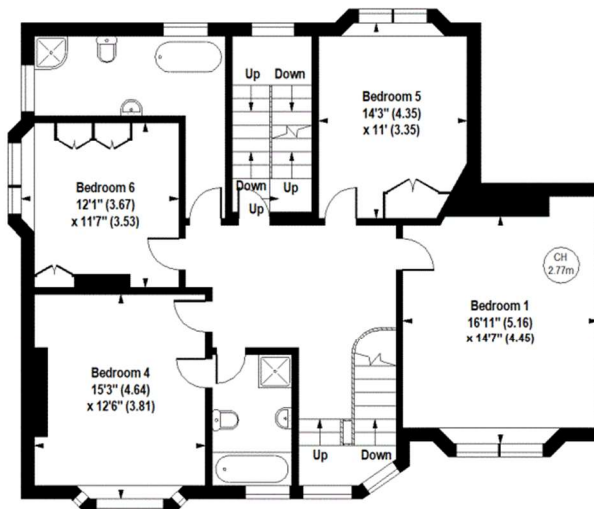
GROUND FLOOR



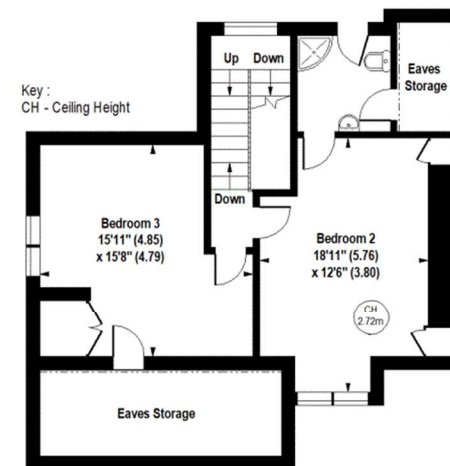
OUT BUILDING



Key:
 CH - Ceiling Height
 Denotes restricted head height



FIRST FLOOR



SECOND FLOOR

Not to scale, for guidance only and must not be relied upon as a statement of fact.
 All measurements and areas are approximate only

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