



1 ORCHARD PLACE, RECTORY ROAD, WOKINGHAM, BERKSHIRE, RG40 1DW  
**£1,350,000 FREEHOLD**

**Winkworth**





## ORCHARD PLACE

Situated in the heart of the town centre at the end of a private driveway this extended detached family home has come to the market for the first time since it was built approximately 40 years ago. Originally built as a four-bedroom home but later remodelled by the current owner turning bedroom four into a dressing room and more recently adding the stunning garden room to the rear. The property is presented in immaculate condition throughout and has a lovely open plan feel about it with five reception areas including a stunning garden room with feature fireplace and bi folding doors to the garden. Another outstanding feature is the large kitchen/breakfast room which is fitted out in modern contrasting units and a range of appliances with views across the rear garden and access to the private courtyard. The study has been fitted out in light oak finished units and is perfect for those working from home or could be repurposed as a ground floor 4th bedroom if required. All bathrooms have been refitted in recent years and the staircase has been changed to a stylish oak, glass and steel finish and all windows and doors upgraded to modern double-glazed units. Outside the rear garden is very private with outside stone patios and pathways with recessed garden lighting, central lawn feature brick wall, summer house established shrub beds and trees. There is a separate courtyard to the side with matching stone patio feature brick wall and timber pergola providing a secluded sunny spot. To finish off there is an attached double garage with parking for several cars to the front. All in all, a stunning home in the heart of town with all its amenities including the station.



**EPC: To be confirmed**







## Orchard Place

Approximate Gross Internal Area Total = 223.5 sq m / 2406 sq ft  
Garage = 25.8 sq m / 278 sq ft  
Total = 249.3 sq m / 2684 sq ft

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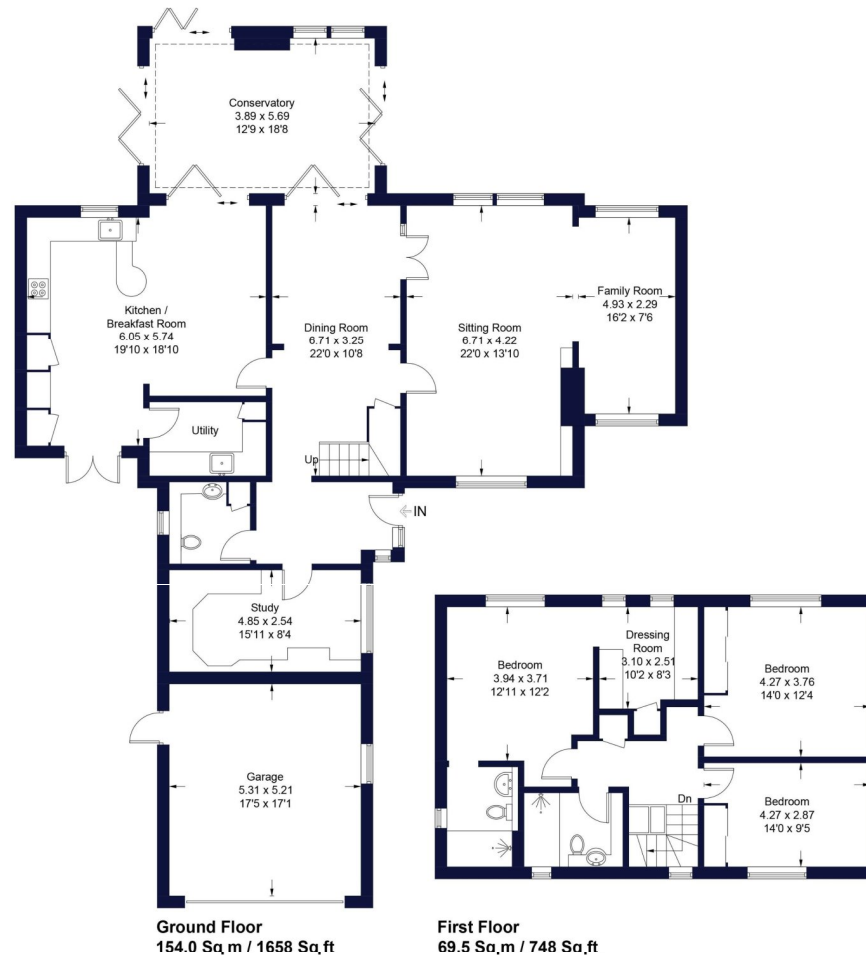


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