



**WHEELER CLOSE, BERKSHIRE, RG41**  
**£1,450,000 FREEHOLD**

**SITUATED WITHIN EASY WALKING DISTANCE OF BOTH THE TOWN CENTRE AND THE STATION IS THIS EXTENDED AND REMODELLED DETACHED MILLGATE FAMILY HOME. THE PROPERTY IS PRESENTED IN IMMACULATE ORDER THROUGHOUT AND OFFERS WELL PLANNED AND VERSATILE ACCOMMODATION OF APPROXIMATELY 2880 SQUARE FEET.**

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## DESCRIPTION:

To the ground floor of this truly special family home you have a spacious reception hall, ground floor cloakroom, dual aspect living room with a feature fireplace and double opening doors onto the rear garden (which we will talk about later), a front aspect family room and a separate study. Undoubtedly one the main features of the property is the open plan kitchen/dining room, with the kitchen area being fitted to a high specification with an extensive range of base and eye level storage units, marble work surfaces, centre island, a compliment of integrated appliances and ceramic floor tiles with underfloor heating. The kitchen opens into the orangery with its magnificent glazed lantern roof flooding the room with natural light. The utility room connects the main house to the double garage and completes the ground floor layout.

On the first floor, are four family bedrooms, two with en-suite facilities and all include fitted wardrobes, there's also a luxury family bathroom. On the second floor you will find bedroom five and a spare room which could be used as a games room, additional study or bedroom six. You will also find a wet room to this floor.

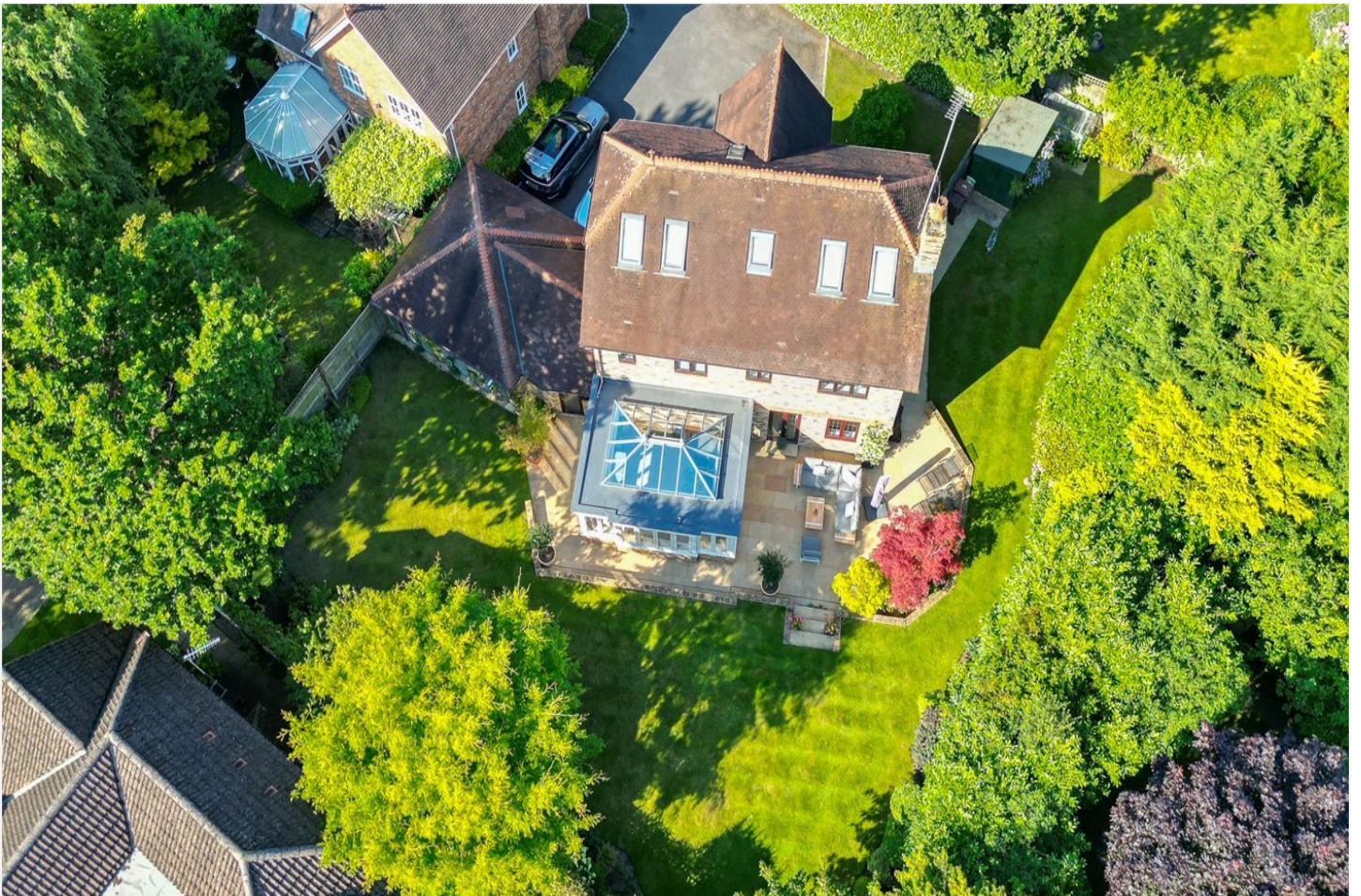
This beautiful home sits on a wonderful plot with a commanding frontage offering driveway parking for numerous cars and a tastefully landscaped garden laid mainly to lawn with mature trees and shrubs.

To the side and rear of the property is a well maintained and landscaped garden with an enclosed stone patio area and steps leading up to the lawn beyond with established flower and shrub borders, enjoying a good degree of seclusion and a southerly aspect.

An internal viewing is highly recommended to fully appreciate the size and finish of this exceptional property.

## AT A GLANCE

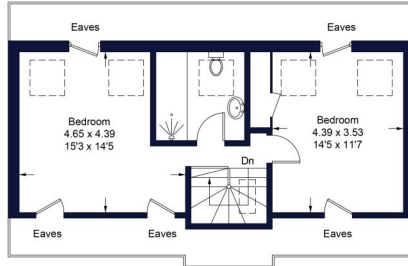
- 5/6 Bedroom Detached Millgate Family Home
- Close to Wokingham Town Centre/Train Station
- 3 Storeys of Accommodation
- Double Garage and Driveway Parking
- Council Tax Band- G Wokingham
- £50 Per Year Service Charge
- Mains Gas, Electric, Water and Sewage
- Gas Central Heating
- Mobile Coverage for EE, Three, Vodafone & O2
- Ultrafast Broadband – Download Speed up to 1000 Mbps



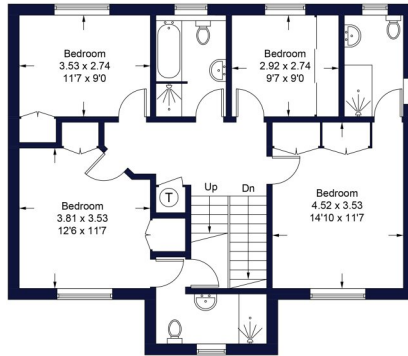
# Wheeler Close

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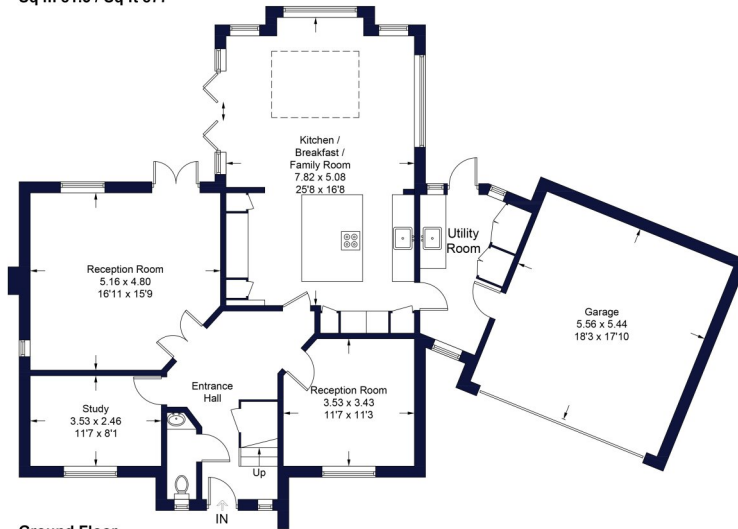
Approximate Gross Internal Area Total = 271.8 sq m / 2925 sq ft



**Second Floor**  
Sq m 46.1 / Sq ft 496



**First Floor**  
Sq m 81.5 / Sq ft 877



**Ground Floor**  
Sq m 144.2 / Sq ft 1552

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1107529)

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Best energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	70	76
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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