



SPRINGFIELD, 2 AGGISTERS LANE, WOKINGHAM, RG41 4DN  
**£1,200,000 FREEHOLD**

**NESTLED WITHIN ITS OWN PRIVATE SANCTUARY,  
SPRINGFIELD IS AN EXCEPTIONAL FIVE BEDROOM  
DETACHED FAMILY HOME.**

**Winkworth**

Wokingham | 01189 072777 | [wokingham@winkworth.co.uk](mailto:wokingham@winkworth.co.uk)

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This remarkable residence exudes a unique allure, reminiscent of the renowned designs showcased on Grand Designs.

Upon entering the gates, you are immediately greeted by the meticulously landscaped grounds, evoking a sense of tranquility and serenity. The exterior of the house is adorned with durable African hardwood cladding and self-cleaning silicone rendering, further enhancing its undeniable charm.

Stepping into the entrance, you are welcomed by a captivating vaulted double-height hallway, bathed in an abundance of natural light streaming through the feature windows. The ground floor boasts a generously proportioned living room with dual aspects, offering a picturesque view through its large picture window. A family room, also with dual aspects, features a charming fireplace and French doors that lead to a courtyard garden. The spacious open plan kitchen/dining room seamlessly extends through bi-fold doors, connecting to the social courtyard space. Additionally, there is a utility room, a convenient WC, and a fifth bedroom/study with an accompanying guest bathroom on this level.

Moving upstairs, you will find four additional double bedrooms, two of which have en suite facilities, along with a family bathroom. The principal bedroom offers a privileged vantage point, overlooking the beautiful front garden and the surrounding countryside, courtesy of its expansive picture window.

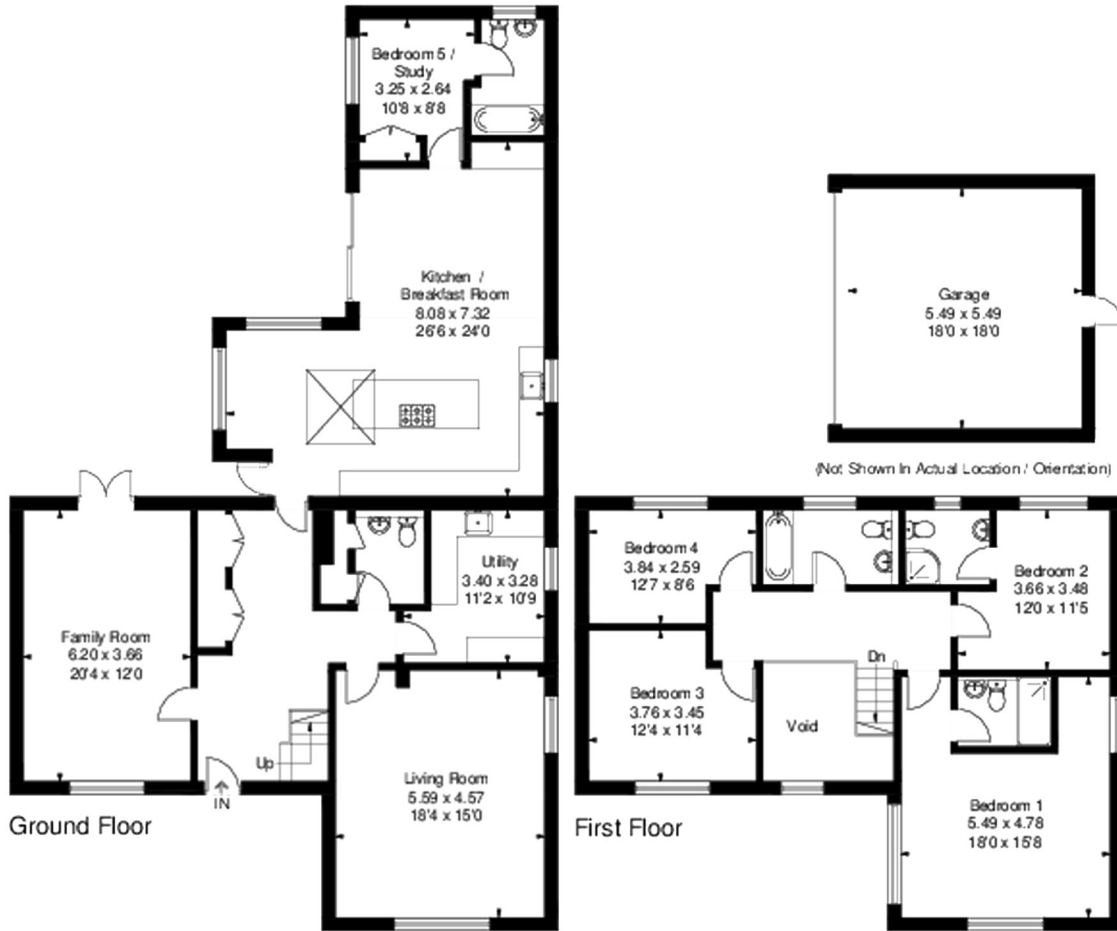
Outside, a brick block driveway with gated entrance provides ample parking for four or more cars, complemented by a double garage equipped with power and lights. Passing through a private gate, you enter a serene landscaped garden. A pathway leads to the front door, while side access leads to a delightful decked courtyard on the southern side.

Located on a secluded lane on the edge of Wokingham, this property is surrounded by beautiful private gardens. Within a short walking distance, you'll find a range of local amenities, and both Wokingham (1.7 miles) and Winnersh (4.1 miles) train stations are conveniently close by (40 mins/41 mins to Paddington & 71 mins/75 mins to London Waterloo). The village of Barkham (0.5 miles) enjoys a convenient position nestled between Wokingham (2 miles), Winnersh (2.5 miles), and Arborfield (3.1 miles), making it an ideal location for commuters. Furthermore, the area offers an excellent selection of schooling.

## AT A GLANCE

- Stunning family home
- 5 bedrooms
- 4 bathrooms
- 3 reception rooms
- 1/4 of an acre plot
- Double garage and parking
- Council tax band E Wokingham
- Super fast broadband 80 Mbps
- Mobile coverage Vodafone, Three and O2





Approximate Floor Area = 251.4 sq m / 2705 sq ft (Including Garage & Excluding Void)

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
<small>Best energy efficient - lower running costs</small>			
(92)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	71	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England, Scotland & Wales		EU Directive 2002/91/EC	



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