



Myrtles Evendons Lane, Wokingham
Wokingham

McCarthy
Holden

Guide Price £1,200,000



Myrtles Evendons Lane

Wokingham, Wokingham

The property is located about 2 miles to the SouthWest of the charming market town of Wokingham. There is excellent schooling in the area including Wellington College which is about a mile away, Holme Grange, Luckley House, Yateley Manor and St Neots. Heathrow Airport is about 35 miles and Farnborough Airport is about 11 miles distant. Private aircraft facilities are also available at Blackbushe Airport (about 6 miles). Motorway access to the M4 at the Winnersh junction is just 6 miles distant and the M3 at either Farnborough or Bagshot is just under 10 miles away. For those seeking a rural idyl, this property is a must to view. Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Stunning Rear Garden
- Flexible 3/4 Bedroom Layout
- Modern Open Plan Kitchen/Dining/Family Room Layout
- Generous Gated Driveway Parking
- Close to Sandmartins Golf Course
- Rural Setting, Yet Just 2 Miles to Wokingham Centre



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Set in the rural location of Evendons Lane, Wokingham, this 3/4 bedroom detached property offers all the characteristics of country living, whilst benefiting from all the services and amenities that Wokingham has to offer, at just a 1.7 mile drive from Wokingham station. The property also falls into the catchment of several local schools, including Toad Hall Nursery, Evendons Primary and Waverley Prep School which are all within walking distance.

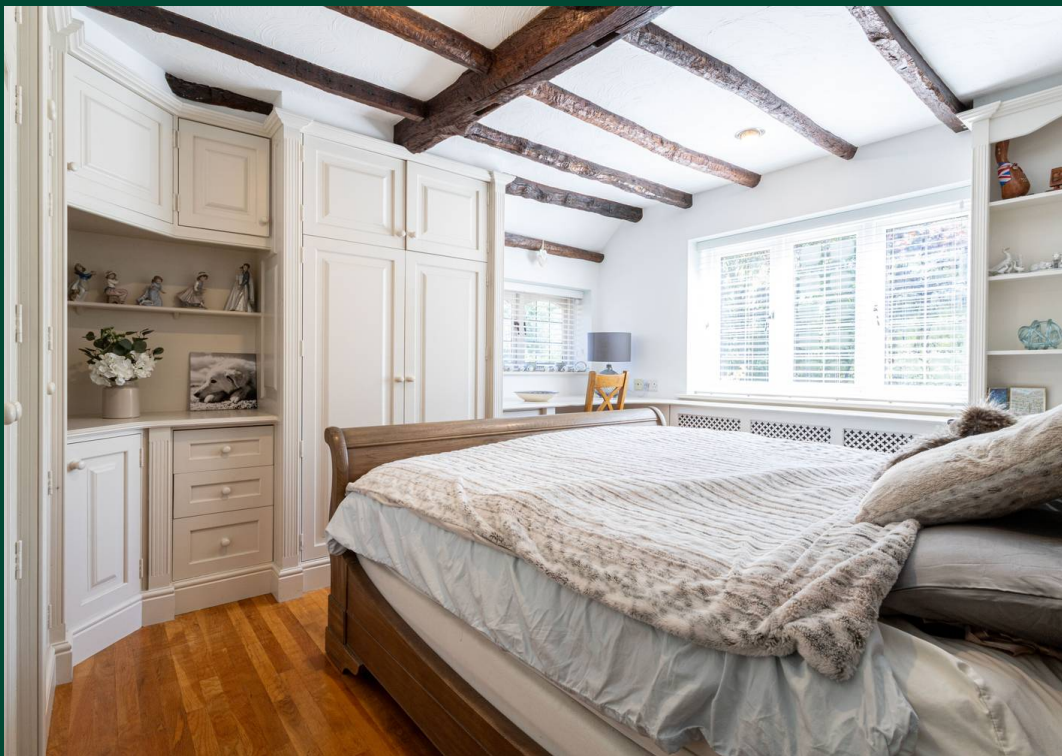
The ground floor opens into a welcoming entrance hall, filled with natural light from a south-facing skylight, featuring double doors that lead out to the beautifully maintained garden. To the right is a charming living room measuring over 20ft long, with timber beams and an impressive inglenook fireplace, alongside a versatile front-facing room that can serve as a study, family room or fourth bedroom.

To the left of the hallway is a spacious open-plan family area with a picturesque south-facing feature window overlooking the garden, flowing seamlessly into the kitchen/dining area. This space is ideal for modern living and entertaining, with double doors opening onto the patio and garden which is a gloriously sunny spot throughout the day. The kitchen is fitted with bespoke handmade hardwood cabinetry, granite worktops and a range of integrated appliances. The kitchen also provides access through to a generous utility room and a separate boot room.

Upstairs, the property offers three well-proportioned double bedrooms. The dual-aspect principal bedroom includes fitted wardrobes, ample storage and an en-suite bathroom. The two additional bedrooms are also dual aspect, both benefiting from fitted wardrobes. A contemporary family bathroom, two storage cupboards and an additional smaller room in use as a second office space - also offering potential for conversion into a walk-in wardrobe for the principal suite which completes the first floor.

Externally, the property boasts a gated frontage with generous parking for multiple vehicles. To the rear, a south-facing garden provides two generous areas of lawn, divided by a stunning rose covered pergola walk way which stretches from the patio area to an area of raised decking at the back of the garden. There are also well stocked and maintained borders of established shrubs and trees, and a particularly attractive mature wisteria climbing the rear of the sitting room area.







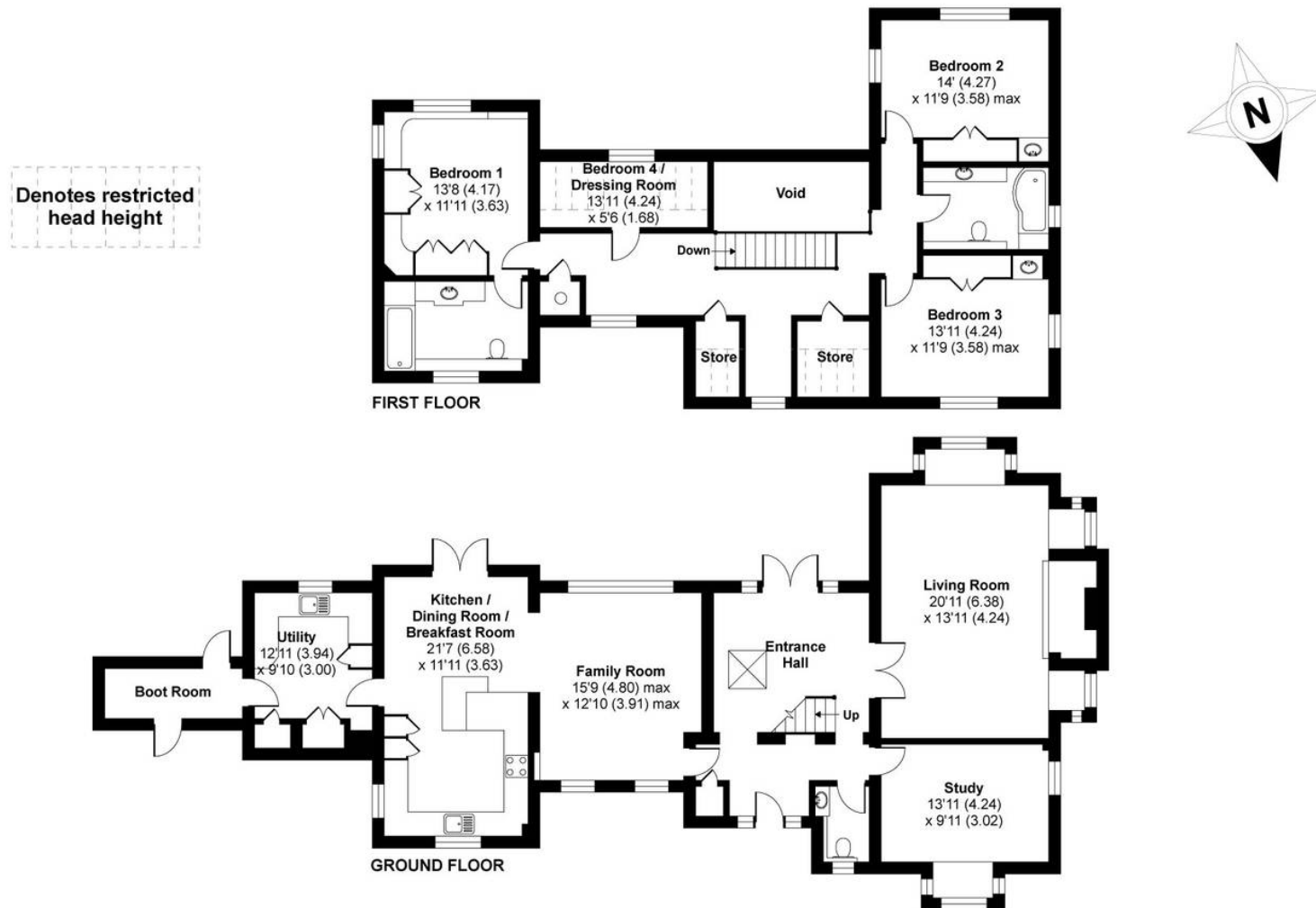






Myrtles, Evendons Lane, Wokingham, RG41

APPROX. GROSS INTERNAL FLOOR AREA 2549 SQ FT 236.8 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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