



7 OWL CLOSE, WOKINGHAM, BERKSHIRE, RG41 3HY
£460,000 FREEHOLD

SITUATED IN ONE OF THE MOST TRANQUIL SPOTS IN WOOSEHILL, THIS EXTENDED 3 BEDROOM END OF TERRACE PROPERTY ON THE EVER POPULAR WOOSEHILL DEVELOPMENT IS LOCATED AT THE END OF A QUIET CUL-DE-SAC OVERLOOKING A BEAUTIFUL GREEN OPEN SPACE WITH MATURE TREES HEDGES AND FLOWERS IN THE SPRING, THIS IS SO RARE TO FIND THESE DAYS. THERE IS A SMALL FRONT GARDEN WITH OUTSIDE TAP, ATTACHED GARAGE WITH DRIVE AND ADDITIONAL ON-ROAD PARKING.

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As you enter this wonderful property you find yourself in the hallway, with the kitchen doorway to the left and a staircase to the right. The small kitchen which has plenty cupboards and storage overlooking the green space catching the early morning sun and could easily be reconfigured within the house to be made larger should you wish. The garage has been converted into utility room could be used for office, study extended kitchen and there is the option of adding a downstairs toilet.

Leaving the kitchen and back down the hallway you'll find the large living/dining room. The current owners have thoughtfully extended many aspects of this property including this room to really open up the space, making it perfect for entertaining friends and family. Sitting between two sets of patio doors is a modernised open gas fireplace (coal effect & remote controlled) with a limestone surround. This gives the room a fantastic focal point with views to the beautifully maintained rear garden, a real passion of the owners.

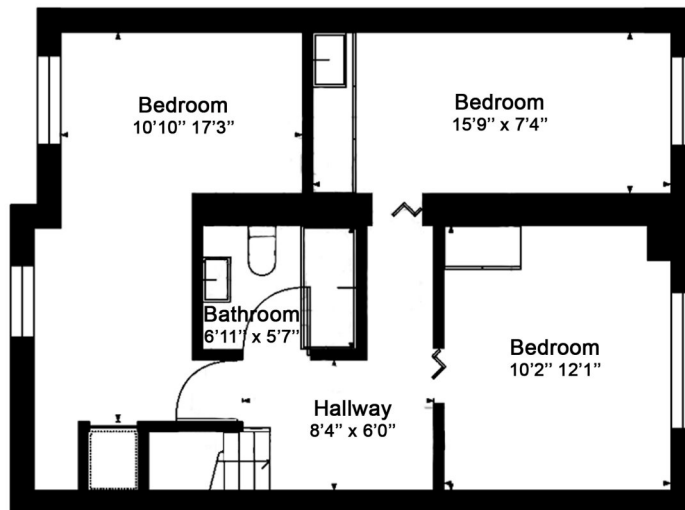
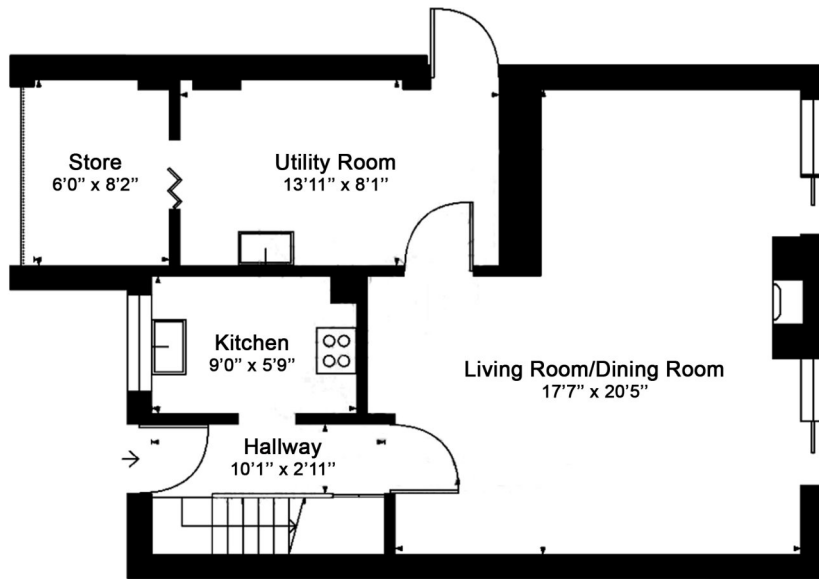
Making your way upstairs you'll find three well-proportioned bedrooms following on from an extension that was completed to extend the home over & behind the garage. All three of the bedrooms are good-sized doubles and benefit from fitted wardrobes, storage space and Daikin air-conditioning units. Two of these bedrooms also have the added bonus of basins, making it easier to add en-suites to these rooms, if required. The owners have been very thoughtful in the design of this home, incorporating sun pipes in areas that would usually suffer from a lack of natural light, reintroducing it back into both the landing and the bathroom. The family bathroom is a modernised three piece suite with a Hans Grohe rain dance shower over the bathtub, powered by a booster pump. The family bathroom also benefits from underfloor heating and heated towel rail. There are two fully insulated lofts, both with lighting and loft ladders.

The west facing rear garden is the real highlight of this home. You step out onto a decking area where you'll find multiple electric points and an outside tap for those summer entertaining months. Stepping up from the decking onto porcelain tiles and lawn you'll find an array of beautiful trees and plants from the Magnolia trees, blossom trees, acer trees, phlox and daffodils proving a splash of colour and joy all year round. The current owners have even installed a small pond to the rear of the garden to really enhance this space. This garden really exudes the owners love and passion for gardening. There is access to the rear of the property from the front of the garage to a side door and gate into back garden

The owners have also built a 'secret retreat' to the far left of their plot, but you will have to view to find out more about it!

Further benefits include the Daikin air conditioning units in the living room and upstairs bedrooms that both heat and cool, storage space in what remains of the original garage includes power points, a brand new Worcester Bosch condensing boiler was installed in February (2024) and there is a remote controlled electric garage door. The sellers are also open to taking offers on the LA Spa multifunctional hydrotherapy pool (7ft sq), which currently sits up a couple of steps and to the left as you enter the rear garden from the living room. If not required this will be removed along with the shed





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>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England, Scotland & Wales		69	79
<small>EU Directive 2002/91/EC</small>			



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