



11 RUSSELY GREEN, WOKINGHAM, BERKSHIRE, RG40 3HT
£1,295,000 FREEHOLD

Winkworth



RUSSLEY GREEN

Located at the end of a quiet cul-de-sac and backing on to the 12th hole of the prestigious Sand Martins gold course is this truly special property. The owners have tastefully extended, upgraded and improved the original house to create spacious and modern 5 bedroom family home.

Upon entering the property you are welcomed into a wonderful light entrance hall with wooden floors from the original house. The 21ft x 17ft living room is a magnificent room with bifold doors leading to the patio area and a sliding doors through to the kitchen/breakfast area. The well-appointed kitchen/breakfast room has contemporary units with stone work surfaces and a breakfast bar coming off the central peninsula and still provides ample space for a dining table. There is also the added benefit of underfloor heating in this room. The property has an additional family room that could be used for a kids play room, formal dining room or even gym. Rounding off the ground floor accommodation is the study, utility room, downstairs shower room and garage.

As you make your way to the first floor you reach a wonderful galleried landing with space for a small seating or desk area beneath the windows. The master bedroom is special with access to a dressing room and an ensuite. There are also a further 4 double bedrooms, with an ensuite to bedroom 2, and the family bathroom.

Its not just the internal accommodation that makes this property a true gem. To the front there is a driveway with enough space to park multiple vehicles and a lawned front garden. To the rear is a magnificent south west facing garden with a large patio area, lawn beyond and a rear gate leading to the prestigious Sand Martins golf course.

The whole property has been recently painted in a lovely neutral tone with new oak finished doors leading you from room to room. It's ready to be moved into by a prospective buyer. The wonderful advantage to this property is the majority of the ground floor living spaces and bedrooms to the first floor either lead out or look onto the south facing garden meaning not only is this a nice and bright property but it's also secluded and private.

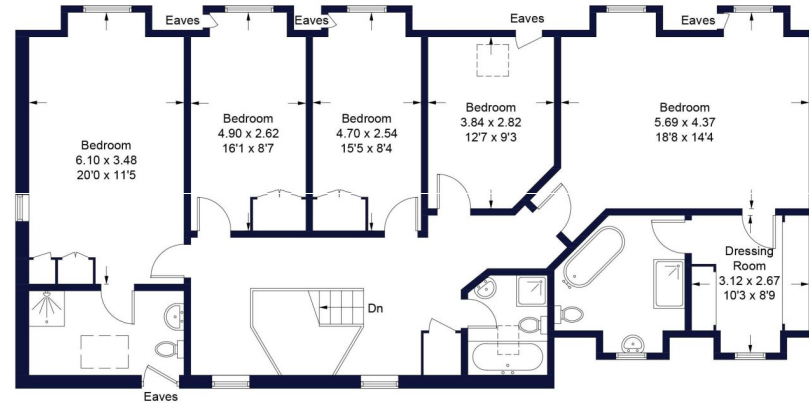




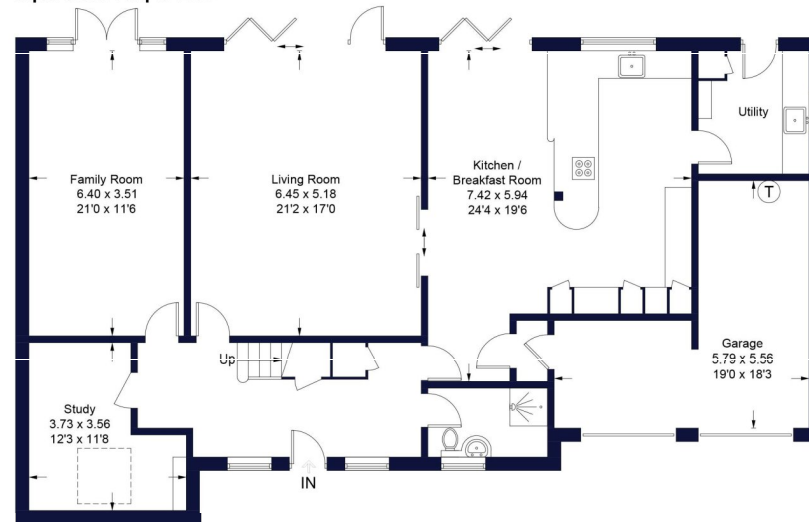
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Approximate Gross Internal Area Total = 295.6 sq m / 3182 sq ft



First Floor
Sq m 133.7 / Sq ft 1439



Ground Floor
Sq m 161.9 / Sq ft 1743

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2023 (ID1026729)

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