



**West Road, Wokingham**

**Guide Price £700,000**

**HUNTERS®**

**EXCLUSIVE**

# West Road, Wokingham

## DESCRIPTION

Hunters Estate Agents wokingham present for sale an opportunity to acquire a sizeable period property dating back to the early 18th century. Boasting a mature wrap-around garden with direct access to the golf course beyond.

Formerly the stables to Easthampstead Park, which has an extensive royal history. Easthampstead Park formerly sat within Windsor Forest and belonged to Westminster Abbey. King Edward 3rd built a hunting lodge on the site in 1350.

Old Oak Court is a section of this impressive character building, situated down a country road and in an enviable setting with far-reaching views. Ample parking is available at the front of the building. The total property comprises 2,614 square feet, including a large single garage. The property has been currently partitioned into two units. The principal property opens on to an entrance hall, with ground floor W/C, leading to a generous living room and a separate kitchen to the rear, both offering direct access to the wrap-around garden. The first floor offers a family bathroom, bedroom and a vast principal bedroom or reception room with double-height ceilings showcasing the exposed beams and a spiral staircase to an upper floor mezzanine with a minstrels gallery.

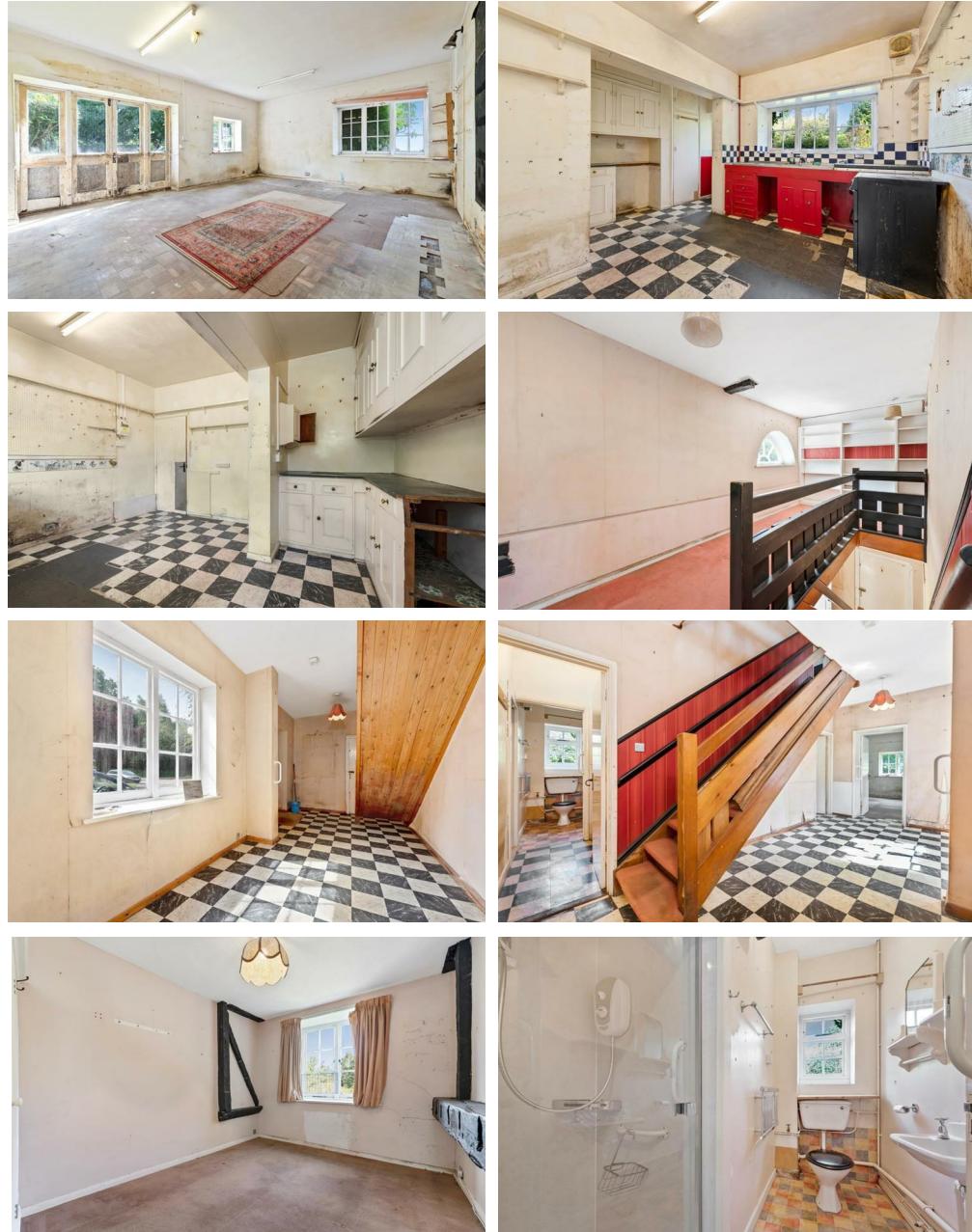
A secondary annexe has been created, with separate access, offering an open plan kitchen-living room, shower room and two bedrooms positioned on the second floor. The property offers great scope to be converted back into a wonderful, characterful family home or maintained as two dwellings for investment.

The rural setting of Old Oak Court is second to none, with a splendid, mature garden and direct access to Downshire Golf Club beyond.

Located in Wokingham, but close to Crowthorne, Old Oak Court is well located for connections via the M4 and M3. The area is notably very green and boasts an abundance of nearby parks and forests for the family to enjoy including Swinley Forest (2 miles away), and Wildmoor Heath (3.2 miles).

Bracknell for connections to

- Period 18th century home
- Formerly stables to Easthampstead park
- Four bedrooms
- Garage integral
- Three bathrooms
- End terrace
- Separate self contained annex
- Adjoining Downshire golf course
- In need of refurbishment
- An opportunity to buy a piece of History





NOT TO SCALE

**Old Oak Court**  
Approximate Floor Area  
House 242.83 sq m - 2614 sq ft  
(Gross Internal Area)  
(Including Garage)

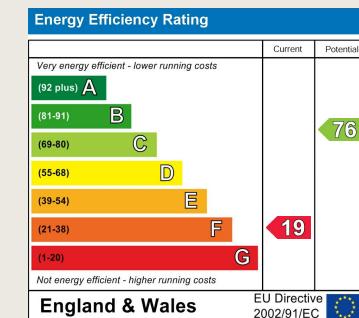
This plan is for illustration purposes only.



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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