



32 WELLINGTON ROAD

Wokingham | Berkshire





32 Wellington Road | Wokingham | RG40 2AG

An imposing character home in central location dating back to the late 1800s with later additions retaining all its charm with modern conveniences.

- Victorian property dating back to c1870
 - Sitting Room and Dining Room with Fireplaces
 - Refitted Kitchen
 - Home Office
 - Basement Room / Bedroom Four
 - Master suite with Ensuite Shower Room
 - Modern refitted Bathroom
 - Large Garage and Landscaped Gardens
 - Walking distance of Station and Town Centre
 - Off Road Parking
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This is a truly stunning example of a classic character property that has been sympathetically enhanced over the years to provide practical living with modern convenience.

From the road this home has both an imposing and pretty façade with driveway parking for a couple of vehicles. Slate steps lead to a generous timber porch with slate roof with a hardwood door leading into a welcoming Entrance Hall.

There is a tiled floor part glazed door leading to the Living Room, archway to the Kitchen and this gorgeous feature wrought iron spiral staircase leading to the first floor and the basement.

The basement provides flexible additional accommodation, with an inner hallway leading to what we have described as a Family Room with heating, power, lighting and laminate flooring, although this is used as Bedroom for visiting guests.

The ground floor accommodation comprises a Living Room with feature open fireplace with gas fire, sash window, picture rail, high ceilings with ceiling rose and feature cornice with bifolding doors to the Dining Room.

The Dining Room has hardwood flooring, a feature open fireplace with storage to either side of the chimney breast and French doors leading to the patio and garden. There is a refitted Kitchen with black high gloss units with Bosch appliances, its dual aspect via sash windows overlooking the gardens with a velux window flooding the Kitchen with light.





The Inner Hallway leads to a ground floor Cloakroom with low level wc, wash hand basin and tiled floor.

The Office is uniquely shaped adding to its character with a generous built in cupboard, laminate flooring, sash window and French doors to the garden.

The first floor Landing is accessed via the feature spiral staircase, filled with light from the front aspect window with doors to all rooms.

The Master Bedroom suite has a front aspect, offers loft access via a hatch and door to a modern fitted Ensuite Shower Room with large shower cubicle with rainfall shower head, opaque glazed window and tiled floor.





Bedroom Two has a feature fireplace, front aspect and built in cupboards, Bedroom Three offers a rear aspect with built in cupboards.

The Family Bathroom has been refitted and comprises a panel enclosed bath with mixer taps and a separate shower unit over, there is a low level wc, wash hand basin and airing cupboard housing hot water tank.





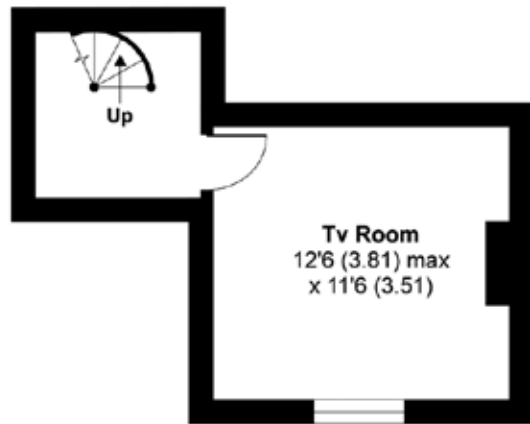
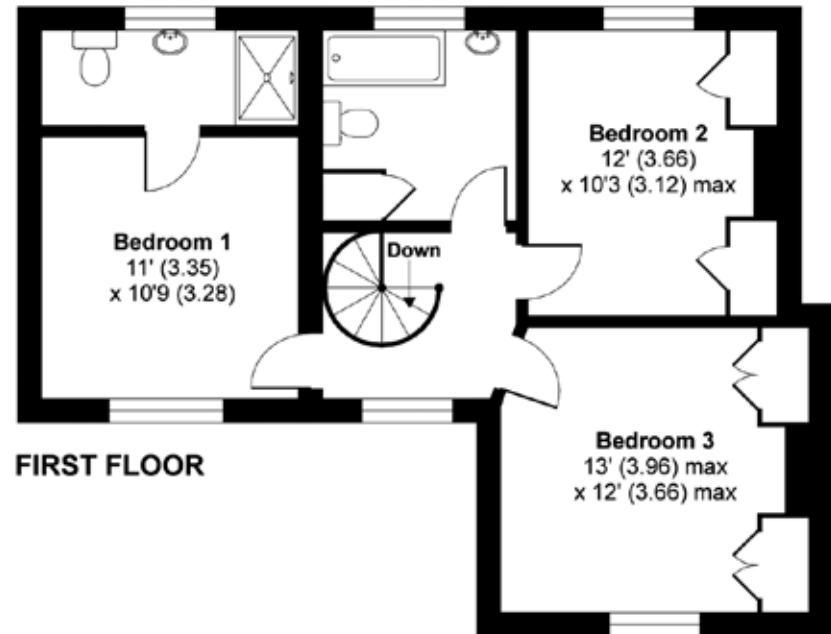
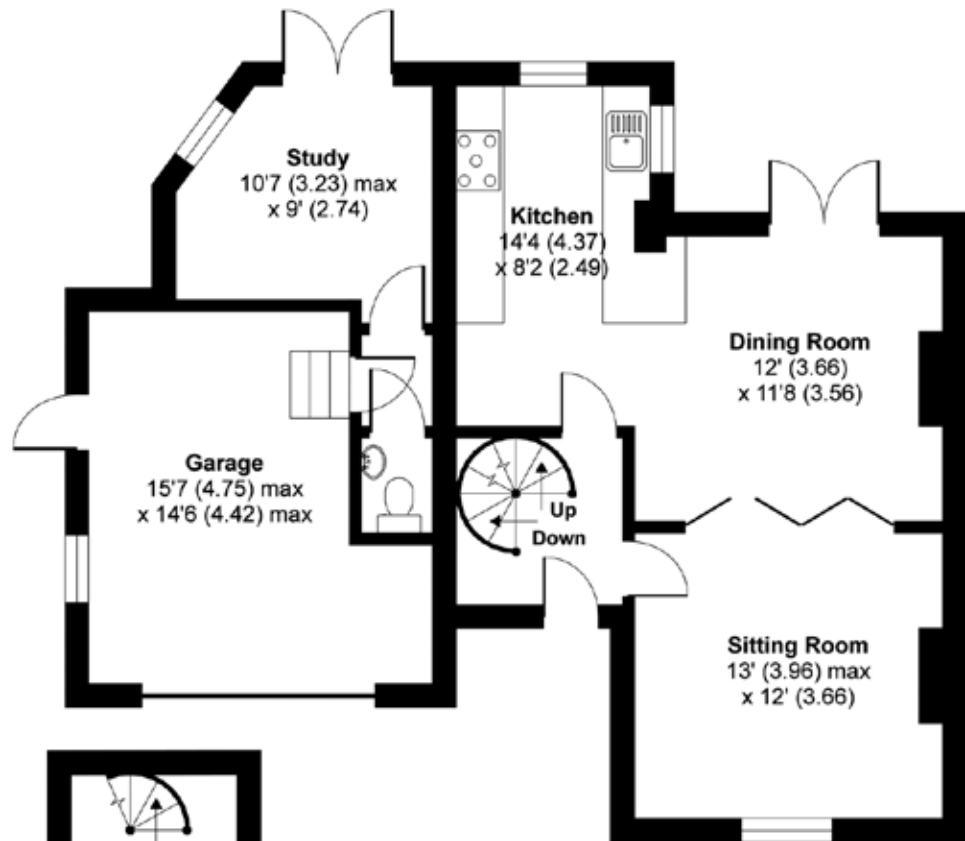
A larger than an average Garage is attached to the property, it has a large with inspection pit, there is a door that leads to the side garden and a further door that leads to the Inner Hallway.

Outside to the rear of the property is a private landscaped garden mainly laid to lawn with a range of plants and shrubs and enclosed by panelled fencing. To the side of the property is a patio area enclosed by panelled fencing and there is driveway parking to the front.

This property needs to be viewed to truly appreciate the size, versatility and quality of finish. Get in contact today to register your interest.



Floor plan and energy rating

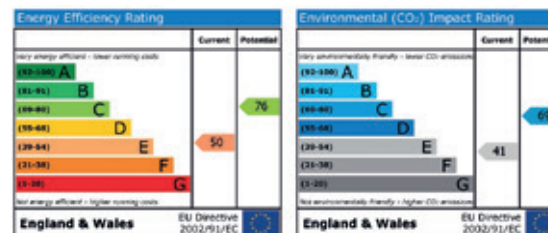


GROUND FLOOR

FIRST FLOOR

LOWER GROUND FLOOR

Approx. Gross Internal Floor Area: 1613 sq.ft / 149.8 sq.m



Agents Note: 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 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 in this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. Copyright nichecom.co.uk 2019

Acknowledgements: Images and Floorplan supplied by NicheCom



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For more information or to arrange a viewing, please contact 0118 912 2370
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PropertyAssistant