



58 MANOR PARK DRIVE

Finchampstead | Berkshire



58 Manor Park Drive | Finchampstead | Berkshire | RG40 4XE

Substantial detached family home in a secluded location on the prestigious Deerhurst Manor development, offering flexible accommodation over three floors extending to nearly 3000 sq. ft, offering No Onward Chain complications.

- Versatile Accommodation over three floors
- Four Reception Rooms & Conservatory
- Open Plan Kitchen/Breakfast Room
- Downstairs Shower Room & Utility Room
- First Floor Refitted Ensuite and Family Bathroom
- Two Second Floor Rooms with separate Bathroom
- Double Garage
- Private Rear Garden backing onto woodland
- Large Plot with extensive private driveway
- No Onward Chain

Manor Park Drive forms part of the prestigious Deerhurst Manor development built by Cala Homes comprising a mix of large, detached family homes with this property in arguably one of the most secluded positions up a private driveway and having been extended to offer versatile accommodation over three floors.

The first thing you will notice upon arrival is the approach via the private drive with attractive block paving providing parking for numerous vehicles in front of the double garage, and the entirely secluded frontage.



A newly fitted composite front door leads into a spacious Entrance Hall with turning staircase to the first floor with two separate understairs storage areas, there is engineered wood flooring and a separate coats cupboard.

There are three ground floor Reception rooms, a Study ideal for home working with its front aspect and currently used as a guest Bedroom, due to it being situated next to the refitted Shower Room.

Then there is a rear aspect Dining Room with separate large dual aspect Sitting Room with twin windows to front aspect, feature open fireplace with marble hearth and decorative wooden surround and patio doors that lead to the Conservatory with French doors to garden, laminate flooring, electric heating, light, and power.

The Kitchen/Dining Room has been extended with farmhouse style kitchen units, integrated appliances include 'Stoves' gas hob and oven with concealed extractor above and a Bosch dishwasher. The room has a Velux window that floods the room with natural light, there is Italian porcelain tiled splashbacks and a tiled flooring with French doors to the garden and further door to Utility Room. With a range of units, work surface and a sink unit, the Utility Room is home to the Worcester boiler fitted in 2017 tucked away in a cupboard, there is loft access with a further door to outside and separate door to the Double Garage.

The Double Garage has twin doors to front, power, and lighting with extensive eaves storage over.

To the first floor is an impressive landing with twin windows to the front, there is a further turning staircase to the second floor, engineered wood flooring and an airing cupboard with doors to all rooms.



Bedroom Three has twin windows to the front aspect with a continuation of the engineered wood flooring and large range of built-in wardrobes, Bedroom Four also has engineered wood flooring and a double wardrobe with a rear aspect. Bedroom Five is currently used as a first floor Study with views over the rear garden.

The original Master Bedroom, described in the floorplan as Bedroom Two has a range of mirror fronted sliding wardrobes, the wood flooring continues in this room and there is a door to a refitted Ensuite Shower Room with double cubicle, low-level WC with wash hand basin with vanity unit below and opaque glazed window.

The Family Bathroom has been refitted with a modern white suite.



Moving up the staircase to the second floor, the landing area is flooded with light from a Velux window. The main bedroom on this floor has wood flooring, spotlighting and eaves storage and there are quad Velux windows to rear aspect with views over the woodland. The room is adjacent to a modern fitted Bathroom with tiled floor, part tiled walls and there is a shower over the bath and spotlighting with window supplying natural light. Bedroom Six has a velux window to the rear aspect and eaves storage and would make an ideal hobby room or private home office tucked away.

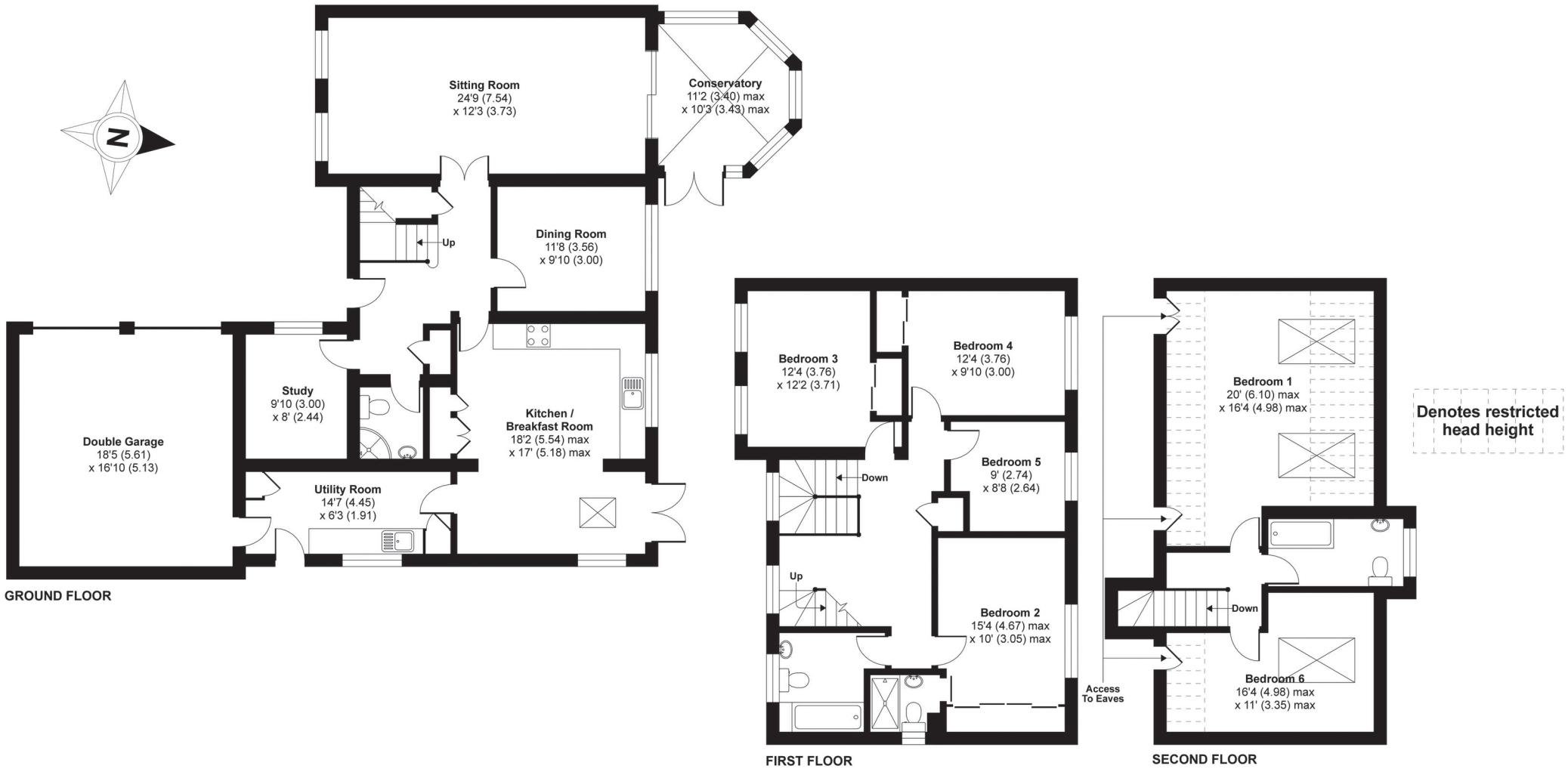
The rear garden extends to approximately 50' and backs onto woodland. It is mostly laid to lawn, with a newly installed shed, raised wooden decking breakfast area with paved patio at the back of the house and further paved entertaining area on the northeast boundary. The perimeter borders contain mature shrubs and specimen trees offering complete seclusion.

The front of the property is approached by a private driveway with attractive block paving providing parking for numerous vehicles in front of the double garage.

This exclusive development is close to California Country Park and woodland and is well serviced by excellent road links with the M4 and M3 both in easy reach.



Floor plan



EPC rating: D

Approx. Area: 2790 sq.ft / 259.1 sq.m

Limited Use Area(s): 177 sq.ft / 16.4 sq.m

Total: 2967 sq.ft / 275.6 sq.m

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Acknowledgements: Photography by Miriam Sheridan Photography



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PropertyAssistant

For more details or to arrange your own personal tour, get in contact with the office today.

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