



Binfield Road, Wokingham, Berkshire



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Bean Oak barn is approached over a graveled driveway offering ample parking to the front of the property.

The bright and welcoming entrance hall benefits from a full-height window to the first floor. It gives access to all of the principal reception rooms, including a family room with fireplace, living room, and study, which lead on to the gardens to the rear.

The beautiful kitchen/breakfast room has a central island with a wide range of wall and base mounted units, and many integrated appliances also lead on to the pretty gardens to the rear.

Additional ground floor accommodation includes a dining room, utility room and separate cloakroom.



5



3



4



2











To the first floor, the principle bedroom suite enjoys a dressing room, bathroom with bathtub and walk-in shower. There is a guest bedroom suite and three further bedrooms served by a family bathroom.

To the rear, the private gardens are mainly laid to lawn and feature mature trees and shrubs bordering the fencing. To the front the property benefits from ample parking and there is also a separate double garage along with another smaller barn with vaulted ceiling perfect for storage or entertaining. There is also a summerhouse and a split level patio area for al-fresco dining.







Approximate Gross Internal Floor Area
Total 445.50 sq m / 4,795 sq ft
House 357.3 sq m / 3,846 sq ft, Outbuilding 88.20 sq m/ 949 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Knight Frank

Ascot

59 High Street

Ascot

SL5 7HP

[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

Greg Crosse

01344 592792

greg.crosse@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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