



# ASHRIDGEWOOD PLACE

Wokingham | Berkshire







# A RENOVATED EARLY VICTORIAN FARMHOUSE

set in 3.7 acres, with outbuildings, close to Wokingham and Hurst.



4-5



3



4

EPC

E



Local Authority: Wokingham Borough Council

Council Tax band: E

Tenure: Freehold

Guide Price: £2,095,000





## ASHRIDGEWOOD PLACE

A fine example of an early Victorian farmhouse, formerly housing the Butler and Cook to the Manor House next door. The main house has undergone a complete renovation retaining period features whilst creating fabulous modern living spaces.

Set well back off Forest Road you approach the main house along a secluded and private driveway. Entering the house, you are met with a stunning entrance hall from which all the reception rooms are accessed. The three reception rooms - Drawing Room, Family Room and Study have retained their period charm whilst the modern open plan kitchen and dining space presents as the real Hub of the home opening up onto an original flagstone terrace. Period features have been kept throughout with particular note to the fireplaces and Douglas Fir doors.

















# THE FIRST FLOOR

Heading upstairs there are four bedrooms.

The Principal, being en-suite with a private walk-out balcony taking in the panoramic views. There is a spacious family bathroom serving the three other bedrooms. The bathrooms are newly fitted with Critall finishes.

Two of these bedrooms benefit from dressing rooms, one of which has the option of being converted back into the original fifth bedroom.











## OUTSIDE SPACE

With over 3.5 acres the gardens and land are a real feature of Ashridgewood with equestrian potential.

There is significant further potential to convert the attached coach house and stable block to living space and the garage to an annexe (subject to permissions).











## LOCATION

Located in a picturesque rural setting, within close distance of Wokingham and Hurst. The M4 and M3 are easily accessible and there is a choice of National Rail and Elizabeth Line at Wokingham(1.5m.) and Twyford (3.7m.) respectively.

The area offers excellent state and independent school options with Reddam House, Waverley, Crosfields, Reading School, and Reading Blue Coats all in close vicinity.

There are a wide range of local amenities close by at Wokingham, Twyford and Bracknell.









**Approximate Gross Internal Area**

Main House 3352 sq. ft / 311.38 sq. m  
Outbuildings 556 sq. ft / 51.62 sq. m  
Garage 1007 sq. ft / 93.56 sq. m  
Total 4915 sq. ft / 456.43 sq. m



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

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