

77 LONDON ROAD
— WOKINGHAM, BERKSHIRE —

SE STOWHILL
ESTATES
BERKSHIRE
SELLING UNIQUE AND BEAUTIFUL HOMES



A STUNNING RENOVATION

Sometimes we are fortunate enough to be invited to work with a property that is so uniquely conceived and so immaculately finished, they redefine our expectations of what “possible” looks like. This is certainly one of those occasions. Over the last few years, the current owners have taken this Victorian townhouse and substantially enhanced and extended it in virtually every capacity and the results are nothing short of spectacular.

The attention to detail here is truly first class. Carefully chosen materials from real wood flooring to porcelain tiles to leather effect granite worktops to solid hard woods to vast expanses of glass abound. Extended recessed lighting, hand-picked light fittings, bespoke kitchen design, high-end appliances, underfloor heating, luxurious bath and shower rooms, landscaped outside spaces – this is a truly special house. Right down to the choice of American black walnut internal doors or the glass and wood bespoke floating staircase. Combined with the traditional characteristics of a Victorian property like the high ceilings and bay windows and it’s easy to see why this is such an exciting proposition.

What’s more, all those incredible positives are not even factoring in the location. This house is perfect for town-centre living with Wokingham’s shops, bars, restaurants or the station just a couple of minute’s walk away. Or for anyone needing motorway access, the M4 is just a couple of minutes from your door. Equally you also have great access to schools for all ages and plenty of leisure facilities and gyms within easy walking distance.

ENVIABLY HANDSOME, BOTH OUTSIDE AND IN

There's no doubt that this is a good-looking house externally. The classic Victorian red-brick and bay window frontage that overlooks the drive has a pleasing symmetry. While the anthracite grey sash window frames and hand-crafted front door with side glazed privacy panels hint at the tasteful modernity of what lies behind.

Stepping through the door, the hall stretches out in front of you. The view is aided by the fact that the staircase on the right rises back towards you, but its open, floating nature means the hall retains a sense of space. Immediately on your left are the part glazed double doors to the Sitting Room, a large but cosy space with one of those pretty bay windows at the far end. The entire ground floor has underfloor heating and the real wood floors in this room add to the cosy but modern aesthetic.



A SPACE TO RELAX AND ENTERTAIN

Opposite the doors to the Sitting Room are one of the sets of double doors used to access the large Dining Room. Again, with a bay window to the front and this time a second set of double doors allowing direct access to the Kitchen at the opposite end. The same real wood flooring as in the Sitting Room, beautiful pendant lighting and attractive Venetian blinds in the sash windows help set the ambience for either breakfast, lunch or dinner but to be frank, you may find at least one of those mealtimes is spent in the spectacular open-plan Kitchen and Family Room.



Heading back into the hall and following the porcelain tiled flooring towards the aforementioned space, your eyes are immediately drawn towards certain show-stopping features. You probably first notice the enormous, six-metre, air-sliding glazed doors opposite, offering oodles of natural light and uninterrupted views into the garden. Then your eyes turn to the Kitchen itself, taking in the large island with split levels – one for cooking and one for eating at. The sink with its rinsing tap and second rinsing sink is also mounted in the island and the stylish leather-granite worktops look sleek and sophisticated against the clean lines of the kitchen units – of which there are plenty by the way, meaning loads of storage is available.

Extended lighting at both floor level and in the shelving really helps bring the space to life and lovely touches like an under-counter wine fridge and plenty of worktop space for appliances make this space as attractive as it is practical. Equally, integrated appliances are of a level befitting a bespoke Kitchen such as this with Smeg induction hob and built in Neff multifunction ovens and microwave.





Opposite the Kitchen is the Family Room area which is a lovely sized space and just as terrific for a quick coffee and chat as it is for sitting down to watch a movie. In one corner a door leads you through to the well laid out Utility Room with more worktop and cupboard space as well as places for all your white goods appliances. This is also where the CCTV system runs from and is viewable with cameras covering the drive and garage for added peace of mind. At one end of the Utility is a beautifully decorated downstairs WC and next to that is the side door out to the garden for easy access to the garage.



A BEDTIME STORY

Climbing the stairs to the first floor, immediately on your left is Bedroom 5, a good-sized double room at the front of the house with those characteristically high ceilings contributing to the sense of space. Directly opposite is bedroom 4, a nigh-on mirror image of Bedroom 5 thanks to the symmetry of the original frontage of the house.



Along the landing on your right is the Family Bathroom. An immaculately decorated room featuring two windows, wall and floor tiling, a large freestanding double-ended bath and matching sink.

Next door to the Family Bathroom is the showstopping Principal Suite. This a grand room on a unparalleled scale, with a beautiful glass Juliet balcony overlooking the garden. Tastefully decorated and with a feeling of genuine opulence, the bedroom area is spacious and open, tipping the scales at nearly 400 square feet on its own. Add to that the well-equipped walk-in cupboard and dressing room area and the stunningly finished en suite, with its attractive Italian tiling, large walk-in shower with rainfall head and rinser, and double sinks, and it's easy to understand why this is a truly special space to call your own.



Turning right out of this incredible room takes you along the landing to Bedroom 6 which is another great sized room making a terrific home office or guest room. Just before the entrance to that room is the second staircase which provides access to the top floor.

Up here you find two really generous en-suite bedrooms (Bedroom 2 and 3), both with double Velux windows and great sized bathrooms, as well as additional eaves storage cupboards for tucking away those suitcases, ski gear or Christmas decorations!



A GARDEN OASIS

It is perhaps no surprise that the same level of care and attention applied inside the house has also been afforded to the garden. However, it's interesting that if you ask the current owners what first attracted them to the property, they will say the wonderful, mature horse chestnut tree – arguably one of the only features they have not had a hand in implementing!

Directly outside those giant air-slide doors from the Kitchen is a beautiful porcelain patio which runs from right to left and disappears back in an L-shape towards the back door to the Garage. But that is just the start of this ~85 x 40-foot garden. The lawn is flanked by raised sleeper beds and at the far end is a raised sundeck, screened by Cyprus trees and a timber pergola. Ambient lighting is present throughout the garden and the central stepping-stone path provides dry-footed access to both ends.



Tucked away in one corner is the rear door to the Garage which can also be accessed via the side door in the Utility Room. The Garage is virtually a double length space, albeit only the front half is standard width. That means you have plenty of room at the end nearest the garden for tools or garden furniture while the front half is capable of housing a mid-sized car, bikes, ebikes etc thanks to the clever electric roller door.





WHERE TO GO WHEN YOU NEED...



Milk: For the essentials, you're only a 1-minute walk from the Co-op, and a just a couple of minutes in the opposite direction takes you to Wokingham town centre.



Restaurants: With excellent restaurants catering for different tastes and dining preferences, Wokingham is a somewhat of a culinary hotspot ... (or should we say "hotpot")! For lovers of British cuisine, Chalk is one of the current owner's favourite destinations. Fare, part of the Grade II-listed Town Hall building, is another excellent restaurant in a beautiful location. There are also more Italian and Indian restaurants than you can shake a stick at, so you may find yourself going out for dinner more often than planned! There are plenty of great pubs within easy walking distance, whether you're in the mood for a relaxed pint, a gourmet meal, or a night out with friends, Wokingham's pubs offer something for every occasion.



Sport: Wokingham has excellent sports facilities that cater to a variety of interests. Wokingham Leisure Centre is a hub for fitness enthusiasts, with a gym, swimming pool, and a variety of exercise classes, as well as indoor courts for badminton, netball, and more. For those that enjoy the great outdoors, Cantley Park is a popular spot with multiple playing fields, astroturf, a 3G pitch and bookable tennis courts. A short drive will take you to Dinton Pastures, with over 335 acres and 7 lakes to explore. It's a great place for the family, with a café, children's play area and several tranquil spots for picnics. You'll never be short of things to do or explore in and around Wokingham!



Weekly Shop: There are several convenient supermarkets to choose from including a large Waitrose a few minutes' walk away and Tesco or Aldi in / near the town centre. Sainsbury's, Lidl and Morrisons can be found on the outskirts of Wokingham, giving a wide range of options to suit all your needs.



Schools: You will find many well-regarded schools nearby, offering quality education at both primary and secondary levels. St Crispin's secondary school is known for their strong academic performance and extracurricular offerings and is a couple of minutes' walk away. The Holt can be found just the other side of the town, and Emmbrook and The Forest are just a short drive away. For early education, Wescott Infant and Westende Junior schools are both a couple of minutes' walk and very well regarded. There are also multiple other options under a mile away.



Lifestyle: With excellent infrastructure and facilities and easy access to both commuting and countryside, Wokingham regularly ranks highly in various indexes of 'top towns'. Most recently, it was 10th in Rightmove's "Happiest places to live in Great Britain" report. There's no doubt that its excellent schooling, community involvement and overall quality of life is a big contributing factor to that success.

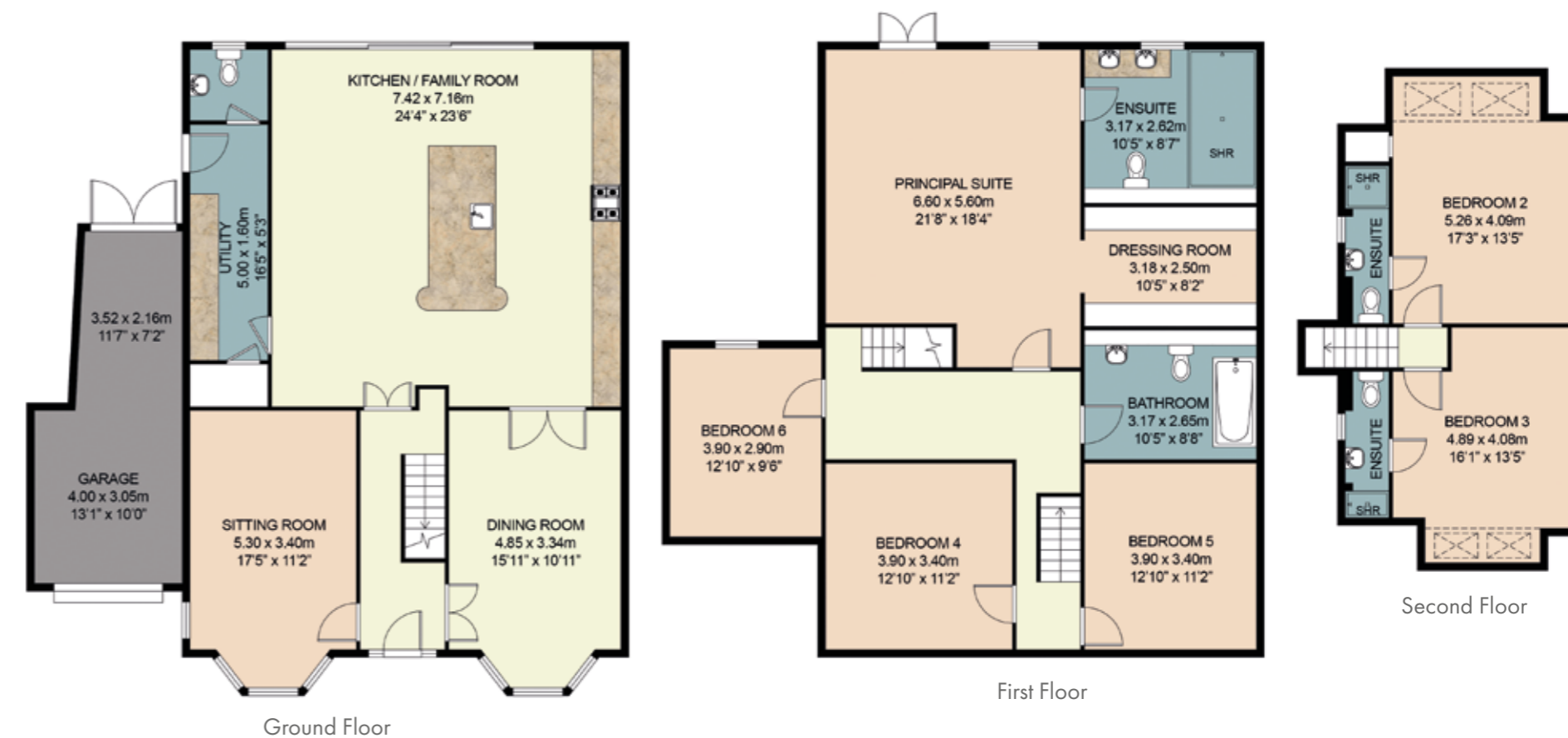
THE FINER DETAILS

- EPC: C
- Council Tax Band: F
- Heating: Gas central heating with underfloor heating on ground floor
- Distances: 0.1 miles to Wokingham Town Centre
0.8 miles to Wokingham Train Station (to Reading and Waterloo)
3.6 miles to M4 Junction 10
9 miles to M3 Junction 3
25 miles to Heathrow Airport
- Local Authority: Wokingham Borough Council



Approximate Area:

Ground Floor	115 sq.m / 1243 sq.ft
First Floor	125 sq.m / 1348 sq.ft
Second Floor	47 sq.m / 503 sq.ft
Total	287 sq.m / 3094 sq.ft
Garage	19 sq.m / 204 sq.ft
Total	306 sq.m / 3298 sq.ft



This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Boxbrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

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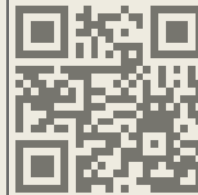
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