



THE HOLLIES

OLD WOKINGHAM ROAD, RG40



LANDSTONES

THE HOLLIES, OLD WOKINGHAM ROAD, WOKINGHAM RG40

WOKINGHAM 3 MILES | ASCOT 7 MILES | CROWTHORNE 1.5 MILES | M4 MOTORWAY (J10) 4 MILES (ALL DISTANCES AND TIMES ARE APPROXIMATE)

LANDSTONES COUNTRY HOUSES ARE PROUD TO OFFER FOR SALE THIS STUNNING HOUSE SET WITHIN 0.75 ACRES OF METICULOUSLY MANICURED GROUNDS ALL TUCKED AWAY BEHIND PRIVATE ELECTRIC GATES.

BUILT IN THE VICTORIAN ERA THIS PROPERTY HAS BEEN EXTENDED AND RE-STYLED TO CREATE A BEAUTIFUL LIGHT AND SPACIOUS RESIDENCE. WITH PARTICULAR ATTENTION PAID TO CREATING FLOWING SPACE FROM THE SUMPTUOUS INTERIOR OUT INTO THE ESTABLISHED AND RICH GARDENS THAT SURROUND THE HOUSE. THE PROPERTY NOT ONLY BENEFITS FROM A DELIGHTFUL FRONT GARDEN BUT ALSO INCLUDES A LARGE OPEN ORCHARD ACROSS THE DRIVEWAY.

THE GROUND FLOOR OF THE HOUSE PROVIDES ABUNDANT LIVING AND ENTERTAINING SPACE. A COSY FORMAL RECEPTION ROOM WITH DUAL ASPECT WINDOWS WELCOMES GUESTS TO THE HOUSE. CONTINUING FURTHER INTO THE HOUSE YOU PASS THROUGH A VERSATILE DINING HALLWAY AND PAST THE HOME OFFICE INTO A STUNNING CINEMA ROOM WHICH ALSO DOUBLES AS THE INFORMAL LOUNGE AREA, PERFECT FOR THOSE TV NIGHTS AND SPORTS EVENTS. THE SOUTHERN ASPECT OF THE HOUSE HAS BEEN EXTENDED TO PROVIDE A DELIGHTFUL CONSERVATORY OPENING BACK OUT ONTO THE ENTRANCE COURTYARD GARDEN, THIS SPACE HAS BEEN PERFECTLY DESIGNED FOR DINNER PARTIES COME RAIN OR SHINE.

ON THE FIRST FLOOR THE BEDROOMS ARE FUNCTIONALLY LAID OUT WITH FOUR LARGE DOUBLE BEDS. A FIFTH VERSATILE ROOM CAN BE INCORPORATED INTO THE MASTER SUITE AS AN ADDITIONAL WALK-IN WARDROBE OR A PERFECT NURSERY. THE MASTER SUITE AND PRINCIPAL GUEST BEDROOMS BOTH HAVE THEIR OWN ENSUITE BATHROOMS AND THE FAMILY BATHROOM IS LOCATED OFF THE LANDING.





SITUATED ON THE EDGE OF THE POPULAR VILLAGE OF CROWTHORNE AND ADJACENT TO THE PRETTY MARKET TOWN OF WOKINGHAM ENCOMPASSING A GOOD RANGE OF SHOPS AND LEISURE FACILITIES. THE HOLLIES IS VERY WELL LOCATED FOR EXCELLENT SCHOOLS INCLUDING WELLINGTON COLLEGE AND WELLINGTON PREP IN CROWTHORNE, HOLME GRANGE AND LUDGROVE IN WOKINGHAM AND OPTIONS SUCH AS ST. GEORGES, LVS AND PAPPLEWICK IN ASCOT.

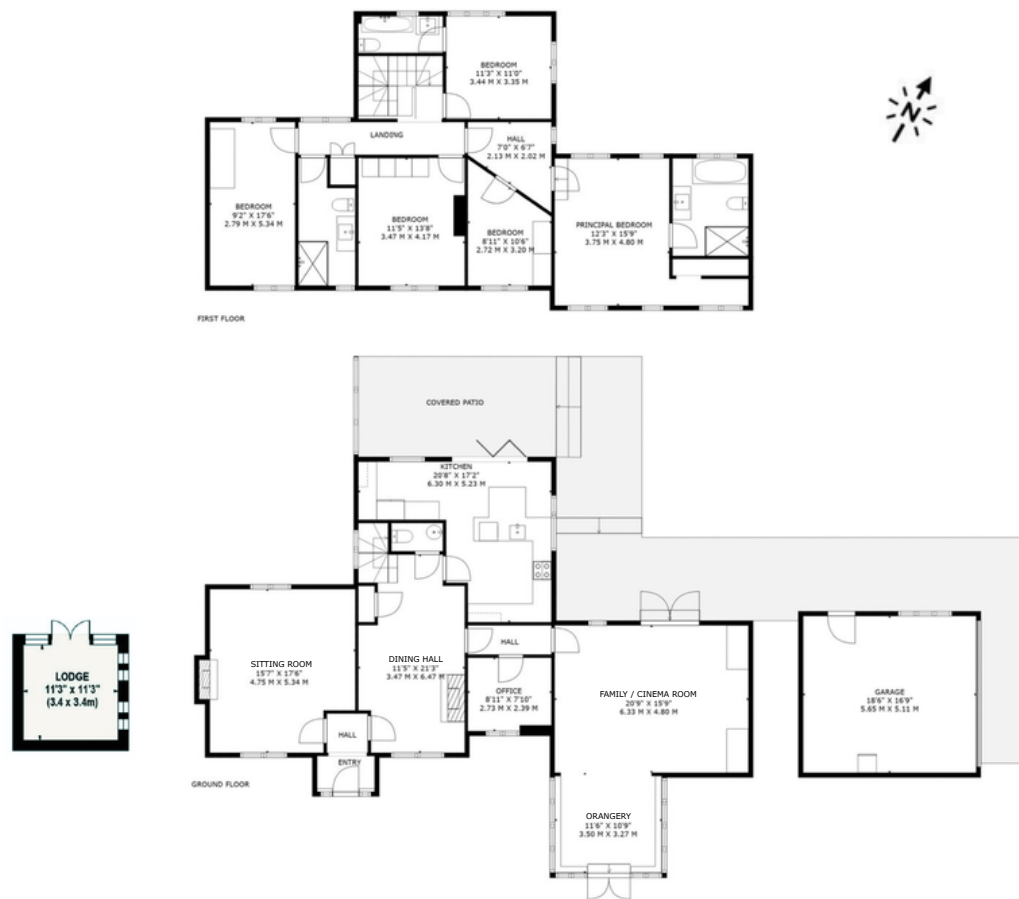
WITH FAST AND FREQUENT RAIL LINKS TO PADDINGTON AND WATERLOO, LONDON IS EASILY ACCESSIBLE FOR WORK OR PLEASURE, TOGETHER WITH GOOD ROAD ACCESS VIA THE M3 OR M4.

- FREEHOLD
- 5 BEDROOM
- 3 BATHROOM
- 3197 SQ FT
- HOME OFFICE
- ORCHARD
- PRIVATE GATED DRIVE









PRINCIPAL HOUSE 2725 SQ FT - 253 SQ M
 OUTBUILDINGS 472 SQ FT 44SQ M
 GROSS INTERNAL AREA 3197 SQ FT - 297 SQ M





A NOTE FROM THE OWNERS

WE HAVE ENJOYED OVER 20 YEARS LIVING AT THE HOLLIES-A TOTALLY UNIQUE GREEN SPACE CLOSE TO AMENITIES AND OPEN NATURAL COUNTRYSIDE. WE HAVE ALWAYS USED THE HOUSE AS AN INDOOR OUTDOOR SPACE. ITS POSITION ALLOWS OPEN DOORS AND WINDOWS ALL THROUGH THE SUMMER AND A DESIRABLE COSY RETREAT IN THE WINTER MONTHS. WE HAVE CREATED A GREAT PARTY HOUSE IN HAVEN AWAY FROM THE HUSTLE AND BUSTLE OF EVERYDAY LIFE.

OUR FAMILY HAS GROWN UP HERE USING THE GARDEN AS A FUN PLACE TO EXPLORE WITH FRIENDS GROWING UP AND MORE RECENTLY WITH THE LIFESTYLE FIRE PIT BARBECUE AND DRINKING SPACE FOR MATURE YOUNG ADULT ADULTS.

A VICTORIAN EXTENDED HOUSE IT RETAINS CHARM AND THAT WONDERFUL FEELING OF COMING HOME TO A BEAUTIFUL SPACE WHEN YOU'VE BEEN AWAY SOMEWHERE ELSE. THERE'S ROOM TO TAKE THE HOLLIES TO A DIFFERENT LEVEL WITH THE ADDITION OF A SWIMMING POOL OR FURTHER BUILDINGS TO THE FRONT OF THE PROPERTY. IT REALLY DOES PRESENT AMAZING OPPORTUNITY IN A QUIET BACKWATER AWAY FROM EVERYDAY LIFE.

WE HAVE LOVED LIVING HERE AND ARE SAD TO LEAVE BUT NOW IT'S TIME TO HAND IT ON TO THE NEXT OWNERS.





LANDSTONES



COUNTRY HOUSES

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