




Longacres

Wellingtonia Avenue, Crowthorne, Berkshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

Set within 2.5 acres, a fine detached family home in a sought-after prestigious location

An impressive property with beautifully-presented accommodation and beautiful landscaped gardens with an area of light woodland, in a popular Berkshire location, within easy reach of local village and town centre amenities



6 RECEPTION ROOMS



6 BEDROOMS



5 BATHROOMS



TRIPLE GARAGE



2.5 ACRES



FREEHOLD



VILLAGE



5,137 SQ FT



**OFFERS IEO
£2,000,000**



The property

Longacres is a detached family home offering light-filled flexible accommodation arranged over two floors. Configured to provide ideal family and entertaining space and featuring generously-proportioned rooms with a wealth of wooden and tiled flooring throughout, the accommodation flows from a welcoming reception hall with useful storage and cloakroom. The drawing room, with feature fireplace and inset woodburner, links with the dining room which in turn connects with the kitchen/breakfast room, thereby creating superb entertaining space, with all of these rooms enjoying direct access to the rear terrace and gardens via French doors.

There is also a sitting room opening into a family room with a large front aspect bay window, part-vaulted ceiling, numerous skylights and double doors to a gym and inter-connecting dual aspect games room. The gym has a concealed staircase, also accessible from the forecourt, rising to a self-contained bedroom with en suite shower room.

The extensive kitchen/breakfast room, features a comprehensive range of wall and base units, a central island with integral breakfast bar, and modern integrated appliances; there is also ample space for a sizeable table in the breakfast area. Adjacent is a fitted utility room with doors leading to the rear garden and an inner hall. The inner hall, also accessible from the forecourt, provides access to a guest bedroom with an en suite bathroom and to the integral triple garage.

Upstairs, the accommodation is arranged to provide a principal bedroom with an en suite bathroom with freestanding bath and separate shower, three further bedrooms, one with an en suite shower room, and a modern family bathroom with bath and separate shower.



Outside

Set on a 2.5 acre plot against a backdrop of mature woodland, the property is approached over a sweeping driveway and block-paved forecourt providing private parking and giving access to the integral triple garage. The gardens are a fine feature of the property and are laid mainly to lawn bordered by well-stocked planting and mature trees. To the front, there is a garden pond, numerous seating areas and, to the rear, an area of light woodland and large paved terrace with decked dining area, the whole ideal for entertaining and al fresco dining.

Location

Wellingtonia Avenue is a striking local feature and is lined on each side with majestic Wellingtonias. These giant Redwood trees are understood to have been planted in 1863 by John Walter Bearwood who was the owner of 'The Times' and a great local benefactor.

Longacres is situated within easy reach of local shops which include a bakery and a craft beer and coffee shop. Crowthorne village to the east provides further

local shopping, convenience stores, a community centre, cafés, restaurants and GP practices, with more extensive amenities available at Reading, Wokingham, Bracknell and Camberley.

Ideal for the outdoor enthusiast, the area includes the nearby Simon's Wood and Finchampstead Ridges (one of the National Trust's old acquisitions), Swinley Forest, Wildmoor Heath Nature Reserve, Heathlake Nature Reserve, and Horseshoe Lake Activity Centre. Sport/leisure facilities in the region are excellent and include golf at the local East Berkshire Golf Club and the renowned Wentworth and Sunningdale golf clubs.

Communications links are excellent: the M3 to the south and M4 to the north give access to major regional centres and the motorway network, and Crowthorne station offers regular services on the Reading-Guildford/Gatwick line and onward connections to Paddington and Waterloo. The region is also fortunate to have some excellent schools including both in the state and independent sectors.



Distances

- Wokingham 4.6 miles
- Camberley 5.8 miles
- Bracknell 6 miles
- Reading 9.5 miles
- Basingstoke 17 miles

Key Locations

- Castle Bottom National Nature Reserve
- Blackbushe Heritage Trust - (Aviation history)
- Ascot Racecourse
- Windsor Racecourse
- Legoland Windsor
- Windsor Castle
- South Hill Park Arts Centre

Nearby Stations

- Crowthorne 0.5 miles
- Bracknell 2.3 miles
- Wokingham 4.1 miles
- Sandhurst 5.8 miles

Nearby Schools

- Wellington College
- Our Lady's Preparatory School.
- Eagle House School
- Ludgrove School
- Luckley House
- Holme Grange School
- Edgbarrow School
- Crowthorne CofE School
- Hurst Lodge School
- Yateley Manor School
- Sandhurst School
- Westende Junior School





Floorplans

House internal area 4,600 sq ft (427 sq m)
 Triple Garage internal area 537 sq ft (50 sq m)
 Total internal area 5,137 sq ft (477 sq m)
 For identification purposes only.

Directions

Postcode: RG45 6AF
 what3words: ///slices.drop.barks

General

Local Authority: Wokingham Borough Council
Services: Mains electricity, gas, water. Private drainage via a private pumping station that connects to a mains sewer
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>
Council Tax: Band H
EPC Rating: C

The position & size of doors, windows, appliances and other features are approximate only.

☐☐☐☐ Denotes restricted head height
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8638596/DMS

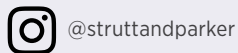
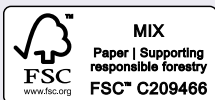
Ascot

37 High Street, Ascot, Berkshire

01344 636960

ascot@struttandparker.com

struttandparker.com



Over 50 offices across England and Scotland, including Prime Central London

For the finer things in property.

