



School House
Forest Road, Wokingham, Berkshire

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& PARKER**
BNP PARIBAS GROUP

A generously-proportioned four bedroom home with annexe potential, overlooking the ancient forest of Tippins Wood

A sensitively-converted, double-fronted former schoolhouse, combining modern amenities and quality fixtures and fittings with a wealth of period features including some leaded and sash glazing, high ceilings and original fireplaces. It is located in a desirable semi-rural location near to both Binfield village and Wokingham's amenities and station.



7 RECEPTION
ROOMS



4 BEDROOMS



4 BATHROOMS



DOUBLE
GARAGE



GARDEN



FREEHOLD



SEMI-RURAL



3,945 SQ FT



£1,650,000

The property

School House was constructed in 1869, with later additions, and has been sensitively-converted offering 3,945 sq ft of two-storey accommodation. During its life as a school, the building served also as a mission church on Sundays and also as a small shop and sub-post office, putting it at the heart of the community.

Configured to provide an elegant and practical living and entertaining environment, the accommodation flows from a porch and welcoming reception hall with an oak staircase rising to the first floor. It briefly comprises a sitting room with feature fireplace and tri-fold doors to the rear terrace, opening into a dining room which has a useful walk-in store. Both the sitting and dining rooms have panelled walls, wooden flooring and doors to a wooden-floored playroom with wraparound dual aspect glazing. A door to the rear of the dining room opens to a through corridor with doors to the side and rear garden. It gives access to a studio with fitted units, a sink and access to the terrace, two study rooms, one with a bay window and the other with terrace access, a further walk-in

store and a fitted utility room with cloakroom, all suitable for use as a self-contained annexe or business space, if required. The ground floor accommodation is completed by a kitchen/dining room. The kitchen has a range of wall and base units, complementary work surfaces and splashbacks, modern integrated appliances, a walk-in larder and a door to the rear terrace. The kitchen opens into a second dual aspect dining room, which has a feature fireplace flanked by fitted shelving and storage.

On the first floor the property provides a stunning vaulted 30ft suite, a step separating the principal bedroom from a bathroom with twin sinks, a freestanding bath, separate shower and fitted wardrobe. There are two further double bedrooms, both with fireplaces, fitted storage and en suite bath/shower rooms. Stairs from the rear corridor rise to the property's remaining vaulted double bedroom, ideal for inclusion into an annexe. It has an en suite shower room and French doors opening to the flat roof above the studio/utility rooms below.



Outside

Set behind low-level walling and having plenty of kerb appeal, the property is approached over a tarmacadam forecourt providing private parking and giving access to the detached double garage. The well-maintained south-facing rear garden is laid mainly to lawn bordered by well-stocked flowerbeds, mature hedging and trees. It features raised vegetable beds, a greenhouse, shed and log store, as well as a generous wraparound paved terrace, ideal for entertaining and al fresco dining and enjoying far-reaching countryside views.

Location

School House sits to the north-east of Wokingham, on the road linking the town to Binfield. This Berkshire village has a thriving community spirit and amenities including a village shop, library, doctor's surgery, pharmacy, pubs, restaurants, sporting clubs and primary schooling. Wokingham, Bracknell and Ascot offer more comprehensive shopping, service, leisure and recreational facilities. Local attractions include Windsor Castle and Great Park, together with sporting

facilities including several polo grounds, horse racing at Ascot and Windsor, boating on some stretches of the River Thames and numerous golf courses. Transportation links are excellent: the M4 and M3 give access to major regional centres, the motorway network and Heathrow, and Wokingham station (2.8 miles) offers regular services to Reading, Guildford and Waterloo. Twyford station (4.8 miles) offers regular services via the Elizabeth line to Paddington in just over 30 minutes and The City in circa 40 minutes.

The area offers a good selection of state primary and secondary schooling including King's Academy and The Holt School (both rated Outstanding by Ofsted) together with independent schools including Dolphin School, Holme Grange, Ludgrove and Luckley House.

Distances

- Binfield 1.0 mile
- Wokingham 2.6 miles
- Bracknell 3.2 miles
- M4 (Jct 10) 4.8 miles
- Ascot 6.9 miles
- M3 (Jct 3) 8.5 miles
- Maidenhead 9.2 miles
- Reading 11.2 miles
- Windsor 11.5 miles
- London Heathrow Airport 23.7 miles
- Central London 39.8 miles

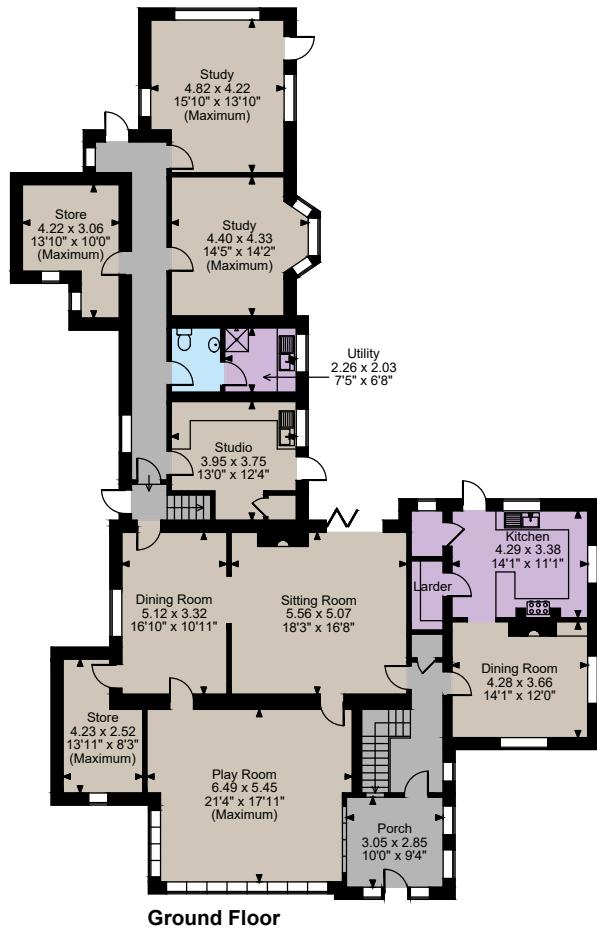
Nearby Stations

- Wokingham
- Bracknell
- Winnersh
- Twyford

Key Locations

- Keephatch Park Nature Reserve
- Dinton Pastures Country Park





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

Denotes restricted head height

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Floorplans

Main House internal area 3,945 sq ft (366 sq m)

Garage internal area 370 sq ft (34 sq m)

Total internal area 4,315 sq ft (401 sq m)

For identification purposes only.

Directions

RG40 5SD

///What3words: feeds.mull.shift - brings you to the driveway

General

Local Authority: Wokingham Borough Council - 0118 974 6000

Services: Mains electricity, gas and water. Klargestor private drainage

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: D

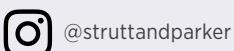
Tenure: Freehold

Ascot

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