



37 New Road,
Ruscombe, Berkshire, RG10 9LN
Price guide £1,230,000



wentworthea.com

New Road, Ruscombe

Wentworth Estate Agents have pleasure in offering to the market a substantial well maintained detached family home built 22 years ago. Located in the hamlet of Ruscombe having an exceptional amount of living accommodation with scenic views across the countryside and mature landscaped gardens to the front and rear.

Versatile and flexible living accommodation that would suit a multi-generational family. Reasonable walking distance to the village of Twyford where there is a mainline train station to London Paddington and the Elizabeth Line. Shopping amenities include Waitrose and Tesco Express. Schools are available in Twyford for Infant and Junior and Senior schooling at Piggott school in Wargrave. Convenient access to the M4 and A329M.

The external areas of the property offer a west facing landscaped rear garden having an assortment of mature specimen trees, cedarwood summer house, garden shed and greenhouse.

The property has two side entrances with further space for another vehicle if required. Large, shaped paved patio and mature flower and shrub beds.

To the front there is a large gravelled driveway which leads to a separate paved parking area. Suitable for parking up to ten vehicles. Laid to lawn with specimen conifer trees lining the driveway. A double width wooden electrically operated gate with intercom system and low level brick wall enclose the front.

A larger than average double width garage with two electric roller shutter doors and a rear aspect courtesy door to the side of the house. Plumbing and space for a washing machine and tumble dryer. Built in composite sink and single drainer.



Entrance Hall

Half glazed wooden front door with two glazed side panelled windows open into a large and spacious entrance hallway. Fitted with Kardean Maple wood effect flooring. Staircase to first floor with walk in storage cupboard under the stairs.

Cloakroom

With a WC and wash hand basin with storage under.

Dining room

At the front of the property, with Kardean maple wood effect flooring and French doors to hallway.

Living room

At the rear of the property, with superb views to the rear garden. Feature stone style fireplace with stone hearth and fitted stainless steel coal effect gas fire.

Kitchen / dining room

A dual aspect kitchen / dining / family room with wooden shaker style base and eye level units with quartz stone work surfaces. One and half composite sink unit and single drainer with stainless-steel mixer tap. Built in appliances include dishwasher, fridge and frost free freezer, a central quartz island with an inset five ring induction hob, further storage cupboards and pan draw under, feature stainless steel and glass canopied extractor hood. Built in wine fridge. Feature floor level, under cupboard and overhead mood lighting.

The room offers sufficient space for an eight seater dining table and chairs and further space for occasional furniture if desired. French doors provide access and views to the rear garden.

Utility room

Has a range of base and eye level shaker style wooden cupboards with rolled edge worksurface, half tiled walls. Space and plumbing for washing machine and tumble dryer. Integrated freezer and built in Kinetico water softener, extractor fan. Half glazed courtesy door opens to the side of the property.

Master bedroom

A large master bedroom with dual aspect windows having several built in wardrobes and one walk in wardrobe. Door to roof storage space and door leading to galleried floor with study area.

Ensuite

A four piece white suite comprising double walk in rainfall shower, bath, wall mounted wash hand basin and low level WC. Fully tiled walls and wood effect Kardean flooring. Extractor fan and electric chrome ladder towel rail. Velux window with blind.

Study

Situated to the first floor with a galleried aspect overlooking the entrance hallway and staircase. Built in desk space with side aspect velux window fitted with blind. Further door to loft storage.

Bedroom 2 and Ensuite

Double bedroom with wood flooring and French doors opening to the rear garden and covered porch. A range of fitted wardrobes and door to ensuite shower room.

Ensuite with double width walk in shower fully glazed with rainfall shower. Corner vanity unit and cupboard with wash hand basin and mixer tap, low level WC. Wood effect flooring, electric white ladder towel rail. Inset ceiling down lighters. Extraction fan and frosted window to the side.

Bedroom 3

Double bedroom with fitted double wardrobes and mirrored doors

Bedroom 4

A double bedroom with built in wardrobes. Loft access to further room suitable to use as a child's den or further storage.

Bedroom 5

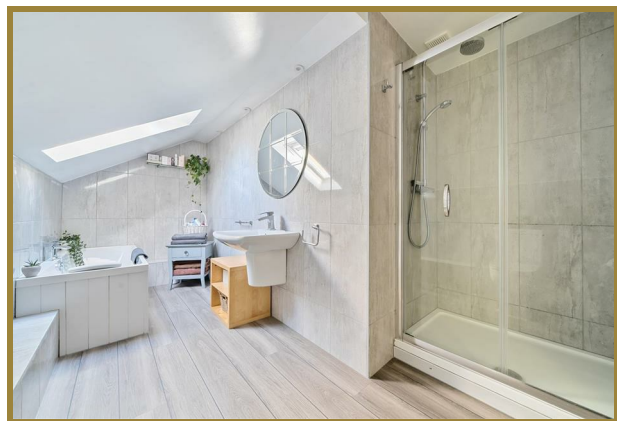
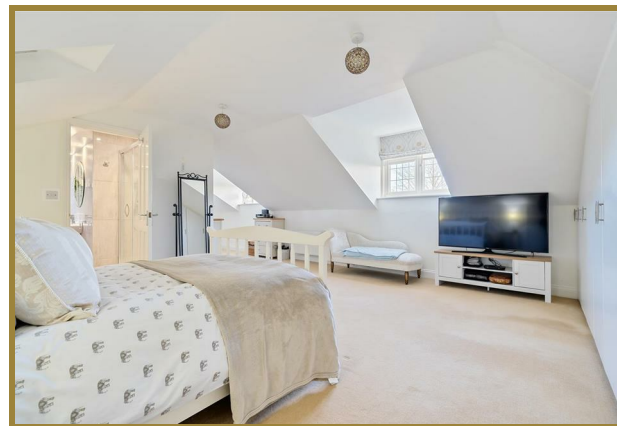
Double bedroom with wooden flooring having built in double wardrobes with mirrored doors

Family Bathroom

Fully tiled family bathroom with corner shower, corner bath, WC and wash hand basin with storage under.

Den/Loft storage

Accessed via bedroom four via a loft ladder is this den/storage room. Having recessed lights, power points and radiator. Door leading to further boarded loft storage space around the perimeter of the house.



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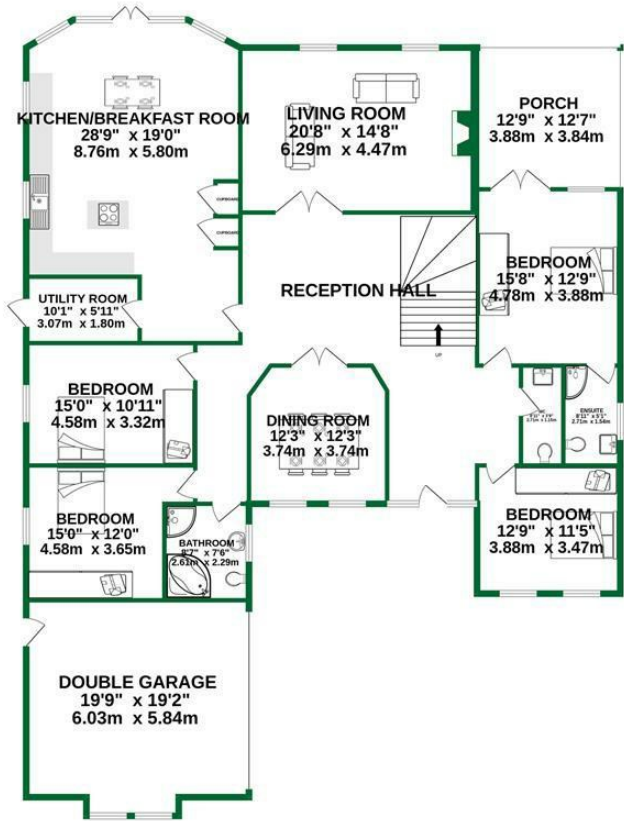
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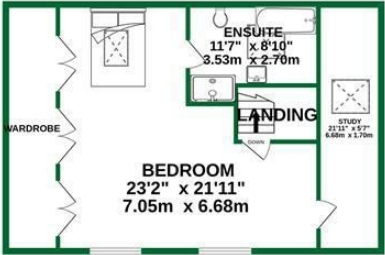
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GROUND FLOOR
2800 sq.ft. (260.1 sq.m.) approx.



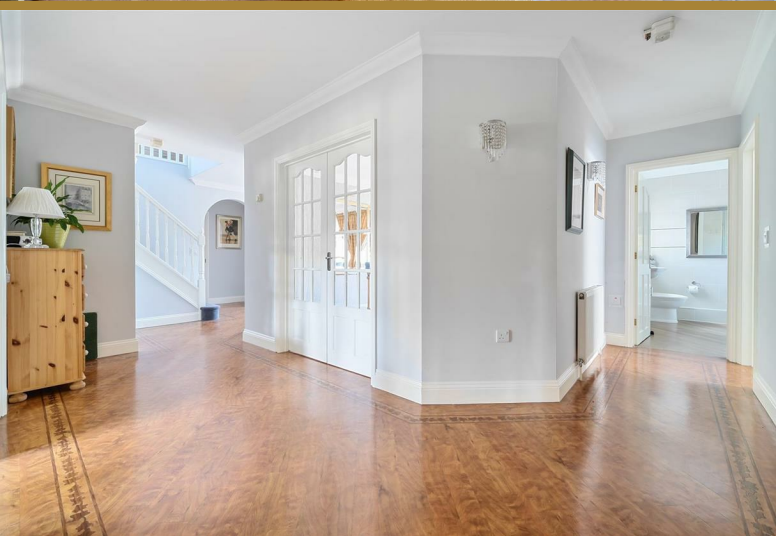
1ST FLOOR
731 sq.ft. (67.9 sq.m.) approx.



TOTAL FLOOR AREA : 3532 sq.ft. (328.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The Estate Agent People Recommend



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.