



**Semmering, Foxley Lane, Binfield, RG42 4DB** **£1,195,000**

An individual and extremely spacious family home offering 2,754 sq ft of flexible accommodation arranged over three floors and built to an extremely high specification. The house is situated on a residential road within half a mile of the village centre and features a lovely south facing garden

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Maximum	Current	Maximum
<p>Very energy efficient - lower running costs</p> <p>92 to 100</p> <p><b>A</b></p>	<p>82</p>	<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>92 to 100</p> <p><b>A</b></p>	<p>76</p>
<p>24 to 91</p> <p><b>B</b></p>		<p>80 to 91</p> <p><b>B</b></p>	
<p>20 to 23</p> <p><b>C</b></p>		<p>69 to 80</p> <p><b>C</b></p>	
<p>15 to 19</p> <p><b>D</b></p>		<p>65 to 68</p> <p><b>D</b></p>	
<p>10 to 14</p> <p><b>E</b></p>		<p>61 to 64</p> <p><b>E</b></p>	
<p>5 to 9</p> <p><b>F</b></p>		<p>55 to 60</p> <p><b>F</b></p>	
<p>1 to 4</p> <p><b>G</b></p>		<p>51 to 54</p> <p><b>G</b></p>	
<p>Not energy efficient - higher running costs</p>		<p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
<p>England, Wales &amp; N.Ireland</p> <p>EU Directive 2002/91/EC</p>		<p>England, Wales &amp; N.Ireland</p> <p>EU Directive 2002/91/EC</p>	



### Misrepresentation Act 1967

These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

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## GROUND FLOOR

**Entrance Hall** 20' 5" x 11' 4" (6.22m x 3.45m) With double composite front door, feature staircase to first floor, ceramic tiled floor with underfloor heating, recessed lighting, coving

**Family Room** 13' 11" x 10' 7" (4.23m x 3.22m) UPVC window with front aspect, ceramic tiled floor with underfloor heating, recessed lighting, coving

**Study** 11' 11" x 7' 8" (3.64m x 2.33m) UPVC window with front aspect, ceramic tiled floor with underfloor heating, built in shelving/file storage with sliding doors, recessed lighting, coving

**Cloakroom** Fully tiled floor and walls, WC, hand basin with mixer tap, extractor fan

**Lounge** 20' 3" x 14' (6.17m x 4.26m) UPVC French doors leading to rear garden with windows to each side, contemporary fireplace, two double radiators, recessed lighting, coving

**Kitchen/Dining Room** 25' 8" x 11' 5" (7.82m x 3.47m) Newly re-fitted kitchen with granite work surface with drawers and cupboards under extending into breakfast bar, range of eye level cupboards with stainless steel extractor fan, stainless steel sink with mixer tap and granite drainer, range cooker, American style fridge/freezer, ceramic tiled floor with underfloor heating, recessed lighting, door to utility

**Conservatory** 13' x 7' 2" (3.97m x 2.18m) Of UPVC and brick construction with double doors leading to rear garden, ceramic tiled floor with underfloor heating

**Utility Room** Door leading to side of house, eye level cupboards, granite work surface, sink with mixer tap, space and plumbing for washing machine and space for dryer, ceramic tiled floor with underfloor heating

## First Floor

**Main Bedroom** 17' 3" x 13' (5.27m x 3.96m) Double doors to Juliet balcony with rear aspect, door to WALK IN WARDROBE, door to en-suite bathroom, two double radiators, coving, recessed lighting

**En-suite bathroom** UPVC window with rear aspect, bath with mixer tap and hand held shower attachment, shower cubicle with glazed screen, WC with push button flush, wash basin with mixer tap, heated towel rail, tiled floor and walls, recessed lighting

**Guest Suite** 14' 1" x 10' 11" (4.28m x 3.32m) UPVC window with front aspect, built in double wardrobe, door to en-suite shower room, double radiator, coving, recessed lighting

**En-suite shower room** UPVC window with side aspect, tiled floor, shower cubicle with glazed screen, WC, wash basin, heated towel rail, recessed lighting

**Bedroom Three** 13' 11" x 10' 8" (4.25m x 3.24m) UPVC window with front aspect, built in double wardrobe, double radiator, coving, recessed lighting

**Bedroom Four** 12' 2" x 9' 11" (3.70m x 3.02m) UPVC window with rear aspect, built in double wardrobe, radiator, coving, recessed lighting

**Bedroom Five** 11' 5" x 6' 6" (3.47m x 1.99m) UPVC window with front aspect, radiator, coving, recessed lighting

**Family Bathroom** UPVC window with rear aspect, bath with mosaic tiled panel, mixer tap and hand held shower attachment, shower cubicle with glazed screen, WC with push button flush, wash basin with mixer tap and wall mounted cupboard with mirror fronted door, heated towel rail, tiled floor and walls, recessed lighting

## SECOND FLOOR

**Bedroom Six** 15' x 9' 10" (4.57m x 2.99m) Twin Velux windows with rear aspect, eaves storage, radiator

**Games Room** 21' 6" x 15' 1" (6.56m x 4.60m) Velux window with rear aspect, eaves storage, radiator

## OUTSIDE

**Double Garage** 19' 3" x 17' 1" (5.87m x 5.21m) There is a detached, brick built double garage and an extensive block paved parking area for several cars

**Rear Garden** The rear garden is south facing and has been professionally landscaped with a variety of mature trees and shrubs. There is a large Welsh slate patio extending the full width of the property and a retractable awning outside the lounge providing shade when required. The remainder of the garden is given over to lawn with an area of decking and pergola to the rear, a wooden SHED to one side of the house and access to the front via a gate to the other side.