

noir

by david cliff



Incredible potential

Tintagel Road | Wokingham

Guide Price £895,000

# noir

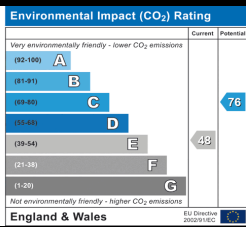
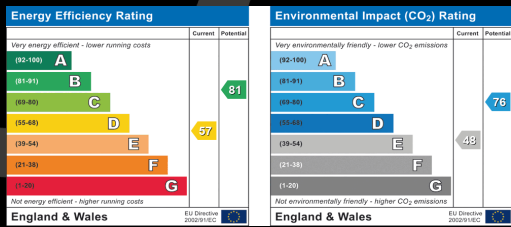
## Incredible potential

noir by david cliff - You really do need to see this home, outbuildings and plot to fully understand how much is on offer here and how much further potential it has.

A substantial 5 - 6 bedroomed family home, discreetly positioned on a sizeable plot at the quietest point in a much sought after unmade road, close to good state and private schools, with the potential for further development into a stunning non-estate residence.

Already significantly extended from an original 1930s bungalow by the previous owners and renovated and converted further by the existing owners, this property simply has to be viewed to comprehend the sheer size of living space it now offers. All rooms are well proportioned and, as well as four bedrooms larger than standard doubles (three of which have built-in wardrobes along one wall) and a fifth bedroom in the main house, there are also two separate annexes with three rooms each and both have the possibility of individual access from the road.

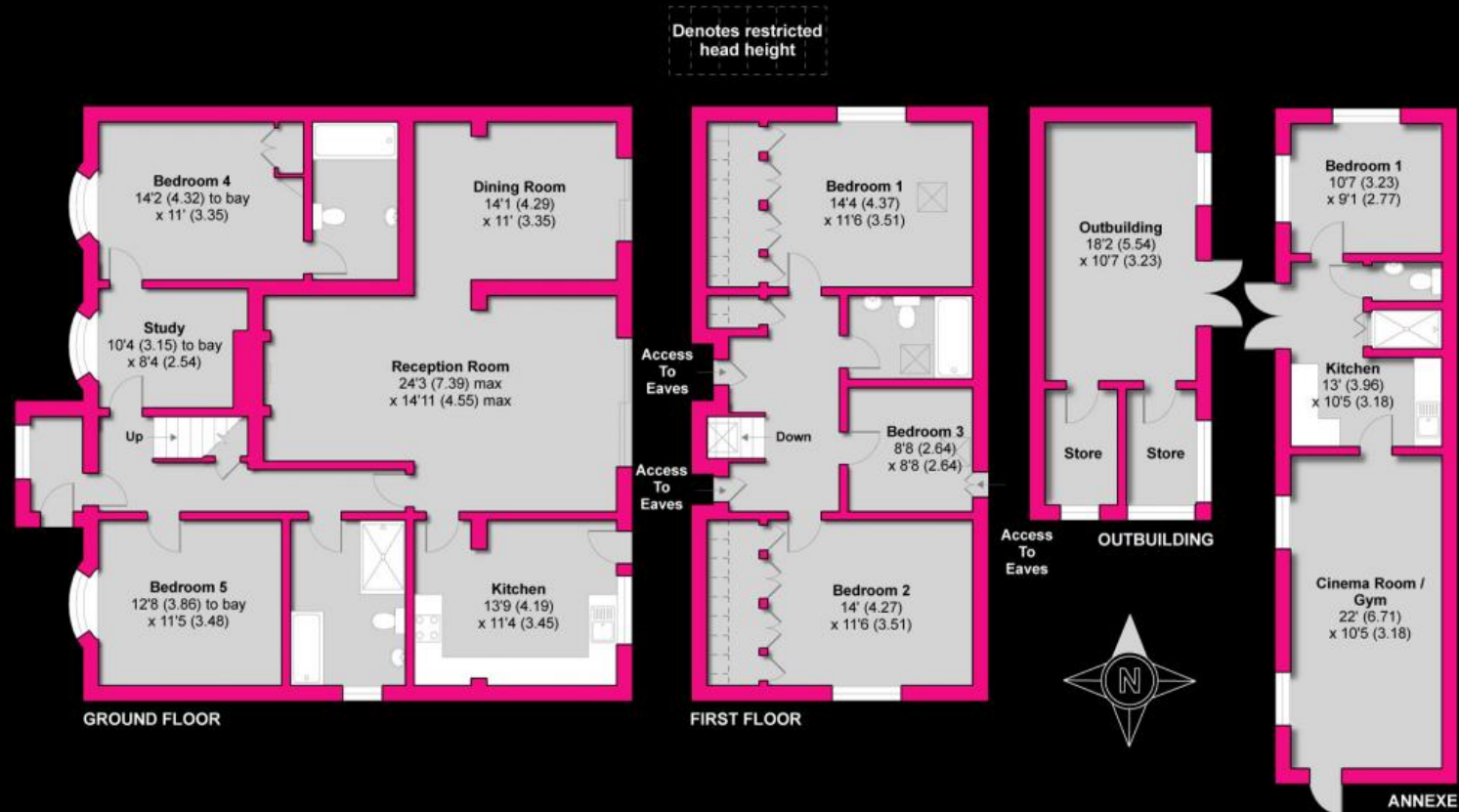
Together with planning permission for an extension to the side of the property connecting the existing kitchen with the converted garage and incorporating a new garage, utility area and extended L shaped luxury kitchen/breakfast room, the property offers exceptional existing living space and the potential for more. It is particularly





# Heatherbelle, Tintagel Road, Wokingham, RG40

APPROX. GROSS INTERNAL FLOOR AREA 2577 SQ FT 239.4 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT & OUTBUILDING & INCLUDES ANNEXE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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So what is **noir**?

**GRAND, Interesting, chic** or **UNIQUE**... some properties are just a little different to the norm and we believe that requires some different marketing, so the **noir** brand was formed here at **david cliff**. Buyers now recognise this property selection and appreciate that it is not based on price or size alone but character, charm and individuality.

[davidcliff.com](http://davidcliff.com)

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