

**noir**

by david cliff



Beautifully created

Sandy Lane | Wokingham

£1,195,000

# noir

## Beautifully created

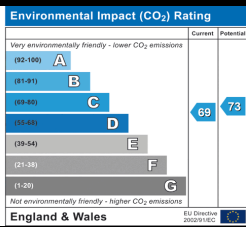
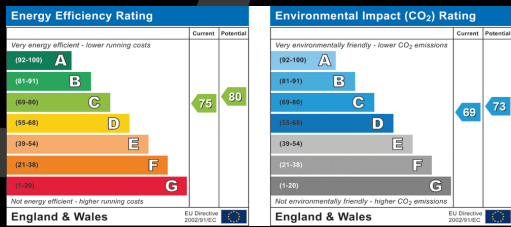
This home has been totally transformed into what is now a truly versatile and quite stunning family home.

The current owners have created something quite special and you really do need to walk inside here to fully appreciate what is on offer. The secluded setting in Sandy Lane is one that many are still not aware of, a hidden gem of a road. The approach here itself sets the scene well, you have your own space and privacy to the rear giving a wonderful rural feel too, not to mention some fantastic woodland walks.

On arrival the vast sweeping gravel drive allows parking for numerous vehicles so you, your guests and children of a driving age that come and go with their friends will all be accommodated. You also then have a large lawn area which softens things nicely and really gives the frontage you would want in a home of this level.

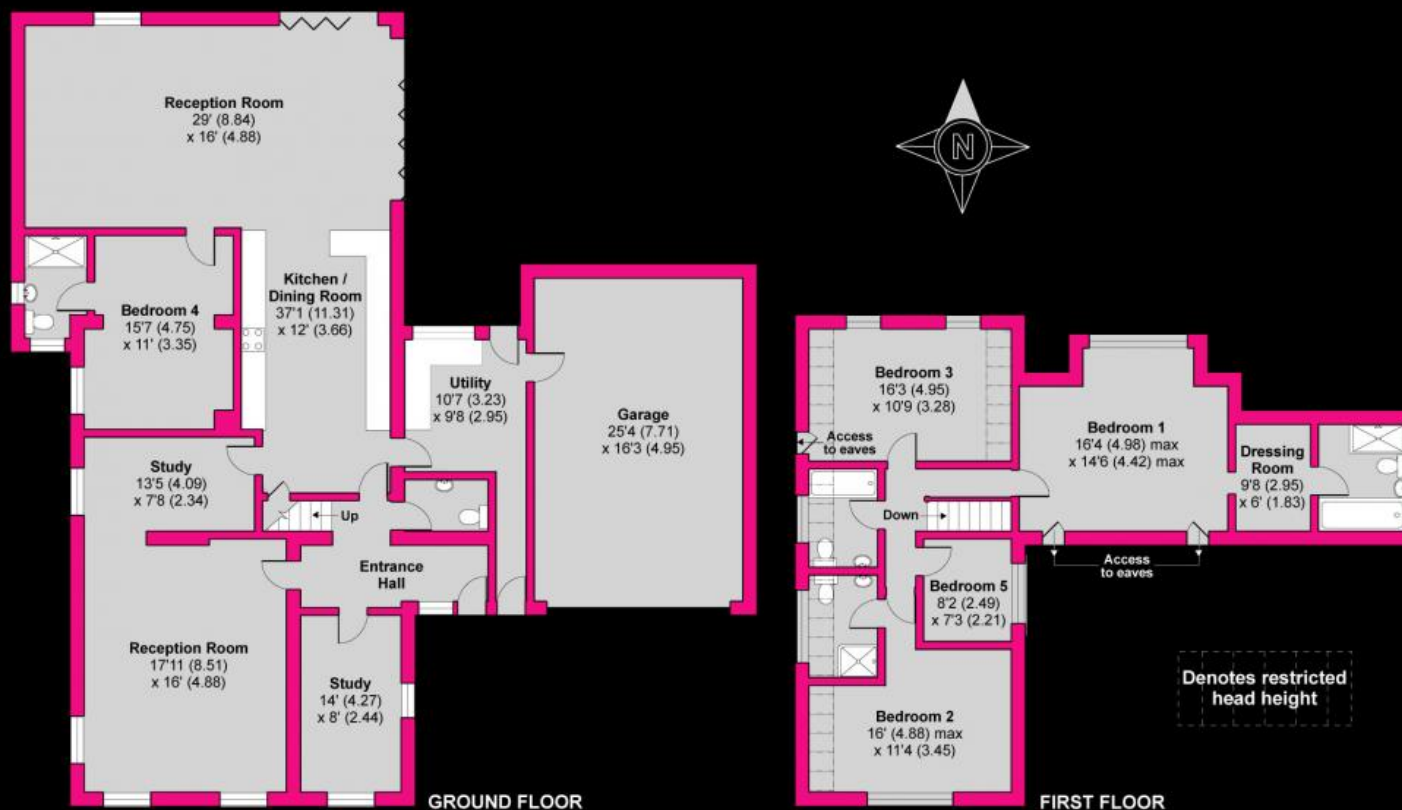
So moving inside I'll give you an overview on what has been created here as words really won't do it justice, scroll through the pictures too and you'll have some idea of how impressive this is and then let's arrange a personal tour.

The entrance hall is as you would want and expect in a family home, room to get inside, get the shoes and coats off or greet your guests, the herringbone style floor is stunning by the way and continues in to the



# Sandy Lane, Wokingham, RG41

APPROX. GROSS INTERNAL FLOOR AREA 3068 SQ FT 285 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT / INCLUDES GARAGE)



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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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